



To Let – Industrial/Warehouse Unit plus 2 Storey Office Block Unit 1-2 Prescott Road, Poyle, Slough, SL3 0AE

- Secure site
- 2 Roller shutter doors
- 4.6m eaves rising to 6.6m
- Mezzanine Storage
- Connected 2 storey modern office block
- 39 car spaces

15,705 sq ft (1,459 sq m)

Location

The building is located on Prescott Road in Poyle which is a well-established commercial location close to Heathrow Airport Terminal 5 and the Cargo Terminal .

The M25 (Junction 14) is just over 1/2 mile away providing fast access to the motorway network and Heathrow Airport.

The Elizabeth Line, Piccadilly Line and Heathrow Express services are all available at the airport providing connections to Central London.

Description

1-2 Prescott Road comprises a warehouse unit with mezzanine storage extending to 8,154 sq ft and a connected 2 storey office building extending to 7,551 sq ft.

The site extends to approx 0.63 acres and provides yard space and marked parking for 39 cars.

Energy Performance

Energy Performance Asset Rating – B (49)

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq Ft
Gnd - Warehouse	599.59	6,454
Mezzanine Store	157.93	1,700
Gnd Offices	350.43	3,772
1 st – Offices	351.08	3,779
Total	1,459.03	15,705
	Hectare	Acre
Site area	0.25	0.63

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rating

We are advised that the Rateable Value is £166,000.

The UBR for 2026/27 is 43.2p In the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Terms

Available on a new lease direct with the freeholder for a term to be agreed.

VAT

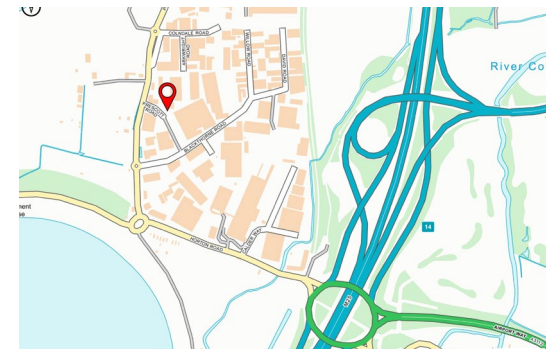
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

By appointment with joint sole agents Rapleys LLP and De Souza.



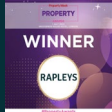


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