

5-6 HORTON ROAD, POYLE,  
HEATHROW SL3 0DF



## 1<sup>ST</sup> FLOOR REFURBISHED OFFICE SUITES TO LET

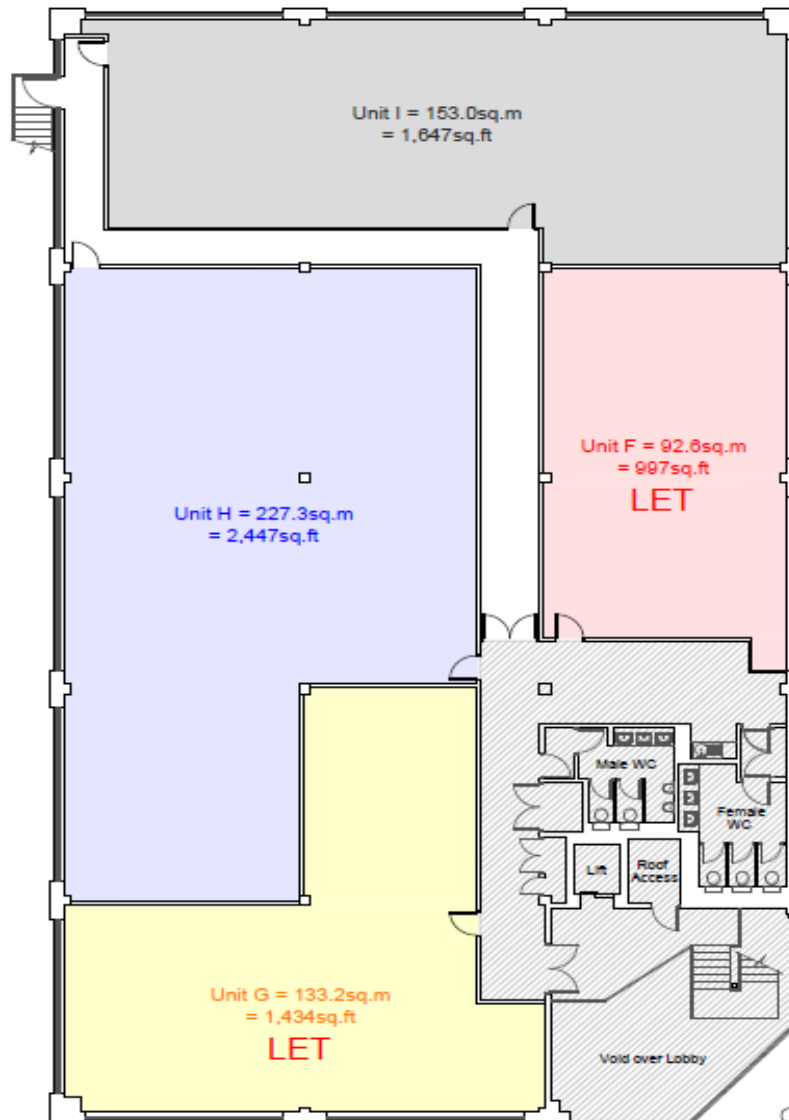


### KEY FEATURES

- Within very close proximity to M25 Junction 14 & Heathrow Airport
- Fully Refurbished
- Excellent Car Parking Ratio 1:250 sq ft
- Flexible Accommodation that can be offered in two suites from 1,647 sq ft and 2,447 sq ft.
- \* Two other suites recently let

Suites from 1,647 ft<sup>2</sup> and 2,447 ft<sup>2</sup>

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## DESCRIPTION

5-6 Horton Road is a detached self-contained two storey building with offices on first floor and flexible business space on the ground floor with good onsite car parking.

The 1<sup>st</sup> floor has undergone a comprehensive refurbishment and has been split into four suites to provide open plan accommodation and that benefits from excellent natural light.

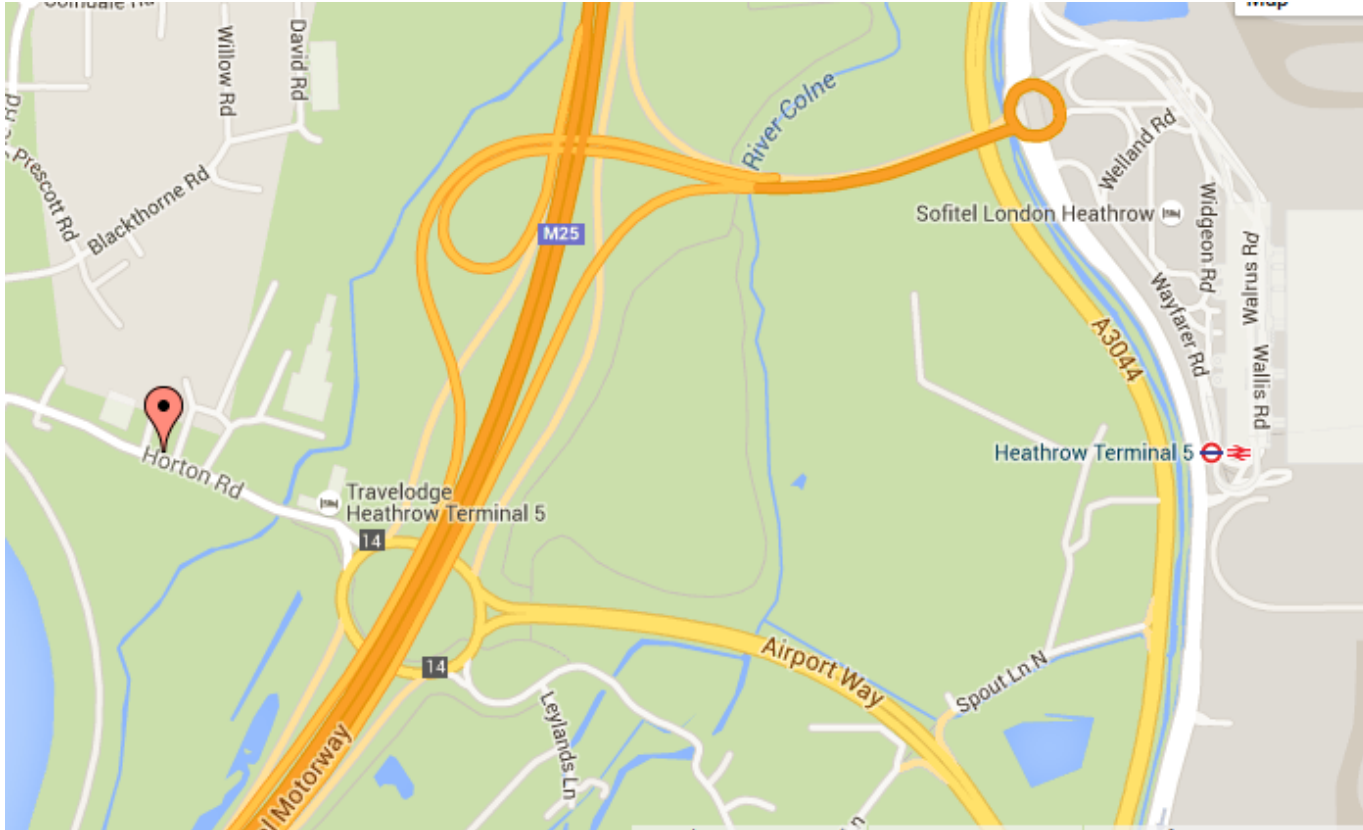
We now have 2 suites remaining following recent lettings to BDP International.

## SCHEDULE OF AREAS

Description	ft <sup>2</sup>	m <sup>2</sup>
1 <sup>st</sup> Floor Offices	1,647– 2,447	153-227

Measured in accordance with the 6<sup>th</sup> Edition of the RICS Code of Measuring Practice

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## LOCATION

The building is situated next door to the new DHL/SEGRO facility on Horton Road, Poyle just off Junction 14 of the M25 Motorway and within 1 mile of Heathrow Airport.

Such a location provides excellent access to the major motorway network (M25, M4, M3, M40) Central London and Heathrow Airport.

## SPECIFICATION

- New Carpets
- Raised Floors
- Suspended ceilings with Category II lighting
- Male & Female WC's
- Kitchenette
- Car Parking (1:250sqft)

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## EPC

Energy Performance Rating: D 100  
Reference Number: 0620-0339-3289-3220-8096

## TENURE

To Let

## RENT

£16.50 per sq ft exclusive

## SERVICE CHARGE

Currently running at £3.50 per sq ft for the 2017/18 year

## BUSINESS RATES

Currently estimated at c£5.25 per sq ft for the 2017/18 year. All interested parties to make their own direct enquiries with Slough Borough Council.

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment through joint sole agents.

## CONTACT

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