



TO LET

Open Storage / Yard

3,523 SQ FT (327.30 SQ M)

Yard at Argonaut Park, Galleymead Road, Colnbrook, Slough SL3 0EN

- Hardstanding Concrete
- Fenced & Gated
- Close Proximity to Heathrow
- Direct Access to M25 Motorway

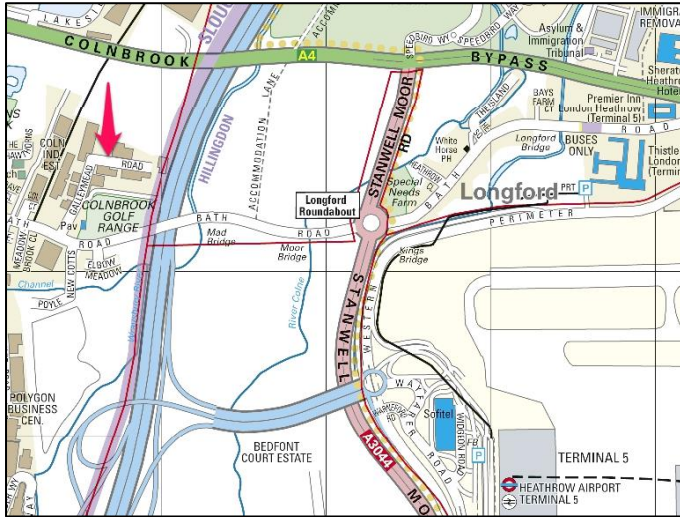


LOCATION

Galleymead Road is accessed directly off the Bath Road forming part of Poyle Industrial Estate, a well-established industrial area close to Heathrow Airport.

TRAVEL DISTANCES

Junction 14 M25	0.85 miles
Junction 15 M4	2.4 miles
Terminal 5 LHR	2.5 miles
Cargo Terminal	2.9 miles



SAT NAV REF: **SL3 0EN**

DESCRIPTION

An open storage, hardstanding site which has been fully fenced and gated.

AMENITIES

- Gated access
- Perimeter fencing
- Hardstanding concrete
- Direct access to M25 motorway
- 24/7 access

ACCOMMODATION

Area	Sq Ft	Sq M
Open Storage	3,523	327.30

All measurements are based on an approximate gross internal area

TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

PRICING

Rent per annum
£17,615 per annum

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the local rating authority to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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