



UNIT 6, ARGONAUT PARK, COLNBROOK, SL3 0EN TO LET – 5,668 sq ft

DESCRIPTION

Unit 6 is a semi-detached industrial / warehouse property of steel portal frame construction with brick elevations, which is to be fully refurbished throughout. Offices are at ground and first floor level.

Externally there is a forecourt and private parking.

SPECIFICATION

Salient specification details as follows:

- To be fully refurbished
- 4.6m clear height rising to 6.7m
- 2 surface level loading doors
- Dedicated car parking spaces

EPC

To be confirmed.

ACCOMODATION

The unit comprises of the following:

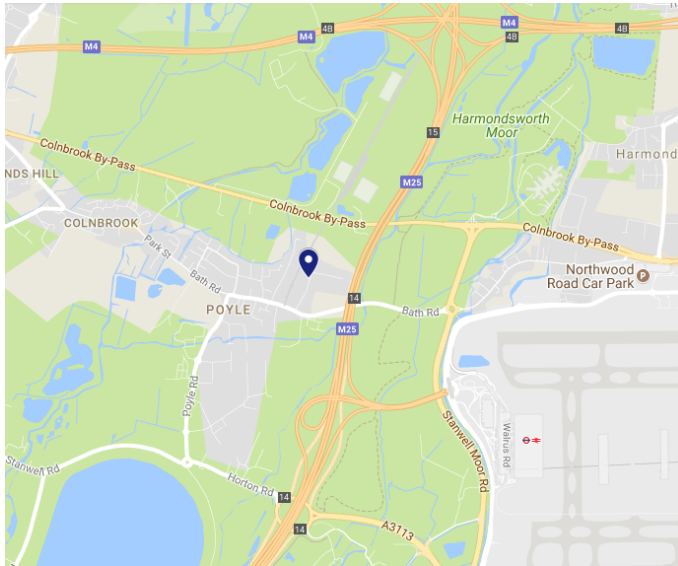
Ground Floor Warehouse	3,179 sq ft
Ground Floor Offices	1,244 sq ft
First Floor Offices	1,244 sq ft
Total	5,667 sq ft

Approximate Gross Internal Areas

TERM

The property is available by way of a new Full Repairing and Insuring lease.

Rent: £67,750 per annum exclusive



DISTANCES

- M25, J4 1.5 miles
- M4, J5 1.9 miles
- Heathrow Cargo Terminal 2.8 miles
- M40 J1A 9.5 miles
- Central London 19.4 miles

LOCATION

The site is well located for access to the M4, M25, Heathrow Airport and Thames Valley, being situated approximately 300m to the West of the M25.



For further information or to arrange an inspection please contact the joint sole agents DTRE.

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