

# Unit 13, David Road, Poyle Industrial Estate, Poyle, Nr Colnbrook, Berkshire SL3 0DB



By instruction from Messrs P R Boyle and J C Sallabank of Harrison's, Joint Administrators to Tigwell and Williams (Coachworks) Limited

**Detached Industrial unit forming part of an established estate just off the M25 (J14) and within two miles of London Heathrow International Airport**

- 6,000 sq ft (557 sq m)
- Three loading doors to the side and rear elevations
- 9'6" (2.90m) minimum eaves height rising to 18'0 (5.49m) at the apex
- Unit 11 totalling 7,817 sq ft (726 sq m) available by separate negotiation
- Freehold For Sale

**Edward  
Symmons**

**020 7955 8454**

**[www.edwardsymmons.com](http://www.edwardsymmons.com)**



**Situation**

The property is situated on the west side of David Road and forms part of an established industrial estate, approximately one mile west of the M25 at junction 14.

Road communications are further enhanced with the M4/M25 and M3/M25 interchanges some three miles and five miles to the north and south respectively.

London Heathrow International Airport lies a convenient two miles to the east thus making the property admirably placed for service providers, manufacturing and distribution and import/export companies.

**Description**

A detached industrial unit being of a steel framed construction with brick elevations under a pitched roof incorporating translucent panels together with two storey offices at the front.

The unit has a minimum eaves height of 9'6" (2.90m) rising to 18'0 (5.49m) at the apex. There is a loading door to each of the side elevations and a roller shutter door to the rear of the building.

Gas fired heaters have been installed and WC facilities are provided.

A detached single storey building at the rear provides additional workshop or storage space.

There are six car parking spaces to the front of the unit.

**Site Area**

0.27 acres (0.11 ha)

**Tenure**

Freehold

**Floor Areas**

All gross internal floor areas are approximate

Workshop	4,390 sq ft	408 sq m
Two storey offices	935 sq ft	87 sq m
Rear Workshop	675 sq ft	62 sq m
<b>Total</b>	<b>6,000 sq ft</b>	<b>557 sq m</b>

**Price**

Offers are invited in the region of £600,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

**Agent's Note**

Unit 11 provides a 7,817 sq ft (726 sq m) of industrial space and the freehold is for sale by separate negotiation. Full details are available on request.

**Legal Costs**

Each party shall bear its own costs.

**Viewing**

Contact: Graham Free or Ian Bell  
 Tel: 020 7955 8454  
 Fax: 020 7403 1947

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**2 Southwark Street, London Bridge, London SE1 1TQ**

**Misrepresentation Act 1967**

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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