

# Unit 11, David Road, Poyle Industrial Estate, Poyle, Nr Colnbrook, Berkshire SL3 0DB



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

## Detached Motor Vehicle Crash Repair Centre on an established industrial estate just off the M25 (J14)

- 7,817 sq ft (726 sq m)
- Four loading doors
- London Heathrow International Airport - 2 miles
- Unit 13 totalling 6,000 sq ft (557 sq m) available by separate negotiation
- Freehold For Sale

**Edward  
Symmons**

**020 7955 8454**

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



**Location**

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 with brick elevations beneath a steel trussed roof and two storey offices at the front. A single storey extension to the rear with block walls and a shallow pitched roof incorporating translucent panels provides further workshop accommodation.

The unit has a headroom of 9'9" (2.97m) and loading via four concertina doors to the front, side and rear elevations.

The two storey accommodation provides offices, kitchen and WC facilities.

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

**Floor Areas**

All gross internal floor areas are approximate

Main Workshop	5,130 sq ft	476 sq m
Rear Workshop	1,764 sq ft	164 sq m
Two storey offices	923 sq ft	86 sq m
<b>Total</b>	<b>7,817 sq ft</b>	<b>726 sq m</b>

**Site Area**

0.26 acres (0.11 ha)

**Tenure**

Freehold

**Price**

Offers are invited in the region of £700,000 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 13 provides a further 6,000 sq ft (557 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

October 2008

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

**Misrepresentation Act 1967**

Edward Symmons LLP as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

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.

