



## Former ATS Centre

Poyle Road, Colnbrook (Heathrow), Slough, SL3 0AA

### Rare Freehold Property Available With Vacant Possession

**4,125 sq ft**  
(383.23 sq m)

- Vacant Possession
- Good Roadside Frontage
- 1.7 km West of Heathrow and c. 5.5 km East of Slough Town Centre
- 0.27 Acre Site Area
- OIEO £1,200,000 excl, VAT invited on an unconditional basis

## Summary

<b>Available Size</b>	4,125 sq ft
<b>Price</b>	Offers in excess of £1,200,000
<b>Rates Payable</b>	£48,480 per annum Current 2026/2027 Rates List
<b>Rateable Value</b>	£101,000
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a modern detached depot building constructed with brick elevations and profile steel cladding beneath a pitched roof. The accommodation provides predominantly open plan workshop with approx. 5.1m eaves height and storage space together with ancillary mezzanine accommodation.

Access is provided via loading doors to both the front and side elevations, with the property benefiting from customer parking facilities to the front.

## Location

The site is a prominent corner plot on the edge of the Poyle Industrial Estate approximately 0.75 miles to the west of junction 14 of the M25 motorway. The surrounding buildings are predominantly industrial with many occupied by logistics businesses. Heathrow airport is 1.7 km to the east and Slough Town Centre is 5.5 km to the west.

## Accommodation

The accommodation comprises the following areas and a mezzanine of 1,453 sq ft:

Name	sq ft	sq m
Ground - Workshop	3,585	333.06
Ground - Reception / Staff	540	50.17
<b>Total</b>	<b>4,125</b>	<b>383.23</b>

## Terms

Offers in excess of £1,200,000 exclusive of VAT are invited for the freehold interest with vacant possession.

## Tenure

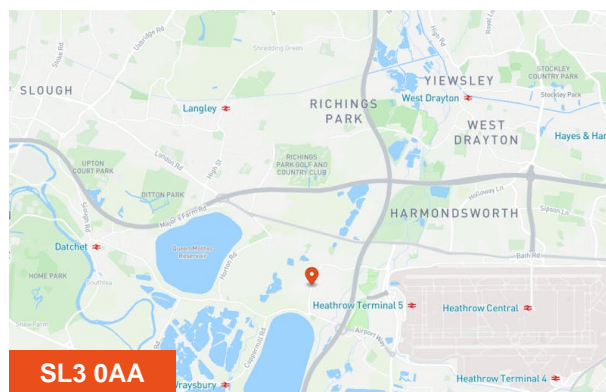
The property is available freehold with vacant possession.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



## Viewing & Further Information

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