



kearney bell

406 Linen Hall, 162/168 Regent Street  
London, W1B 5TG

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## Heathrow Aviation Centre, Prescott Road, Poyle SL3 0AE

- TO LET / MAY SELL
- 0.47 ACRES
- HIGHLY PROMINENT CORNER SITE
- ALL USES CONSIDERED
- POTENTIAL FOR REDEVELOPMENT

### LOCATION

The building is prominently located on the corner of Prescott Road and Poyle Road. The M25 (Junction 14) is only 0.6 miles away, offering fast access to the motorway network and Heathrow Airport is less than 1 mile to the east.

The Elizabeth Line, Piccadilly Line and Heathrow Express services are all available at the airport providing connections to Central London.

### DESCRIPTION

The Heathrow Aviation Centre is a detached office building constructed in the early 1990's. Accommodation is accessed via a spacious reception area and is arranged over 2 floors and split into 2 wings. There are WC's on each floor and a shower.

### PLANNING

Currently Class E.

### ACCOMMODATION

Approximate internal areas are below.

Reception	37 sq m	396 sq ft
Ground floor	477 sq m	5,134 sq ft
First Floor	572 sq m	6,159 sq ft

Available as a whole or a single floor on a new lease direct from the Landlord.

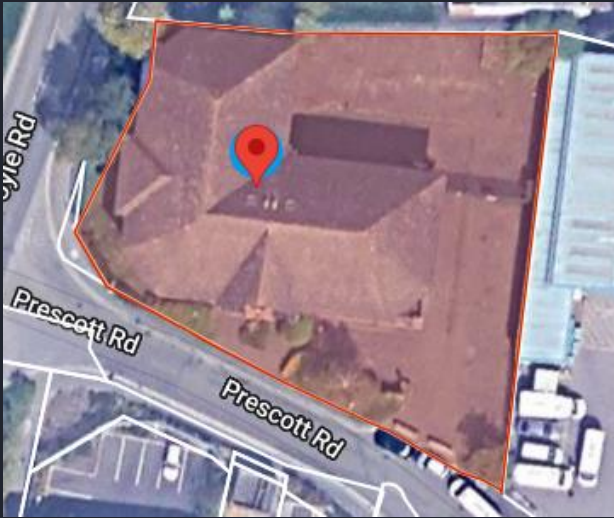




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#### TENURE

The property is available on a new lease for a term to be agreed. Alternatively, a sale of the freehold will be considered. Further detail available on request.

#### PARKING

37 car parking spaces.

#### RENT

On application.

#### RATES

Rateable value (from 1<sup>st</sup> April 2023) £175,000

Interested parties are advised to make their own enquiries via the local authority.

#### SERVICE CHARGE

TBC.

#### TIMING

The property is currently vacant and available immediately.

#### EPC

Available on request.

#### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

#### INSPECTIONS

Viewing by appointment with:

Aaron Bell / 020 3773 9393 / 07920020048 / [aaron@kearneybell.co.uk](mailto:aaron@kearneybell.co.uk)

or

Paul Flannery / 020 8707 3030 / [paulf@desouza.co.uk](mailto:paulf@desouza.co.uk)