

Warehouse & Offices for Rent

Colnbrook

UCH would like to present this unique opportunity to rent office and warehouse space at The World Xpress Centre in Colnbrook. This site is located at the junction of Old Bath Road and Galleymead Road, adjacent to our export facility. It will become vacant at the end of January 2022 and comprises of a two-storey office building, together with a standalone warehouse, all set within a generous self-contained ½ acre site with ample parking.

We are marketing the buildings as a serviced warehouse and offices i.e. all utilities, business rates, bills etc. would be included within our charges (except for fibre). We would be willing to renovate and configure the offices to suit tenant requirements. We are considering renting out each self-contained space separately, however we would equally consider renting the site out as a whole. All options are available.

World Xpress Centre, Galleymead Road, Colnbrook, SL3 0EN

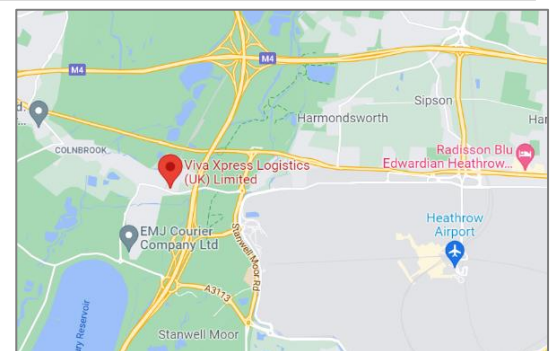
The site is extremely well located for access to both Heathrow Airport & major motorways.

The office space is available with the option for renovation to tenant specification. With on-site parking, air conditioning & large windows offering plenty of natural light.

Offices & Warehouse are available on flexible terms.

This property is unaffected by the Heathrow Airport expansion.

Preferential rates are negotiable based on additional business*.



***For more information on each of the offices and warehouse, please see below.**

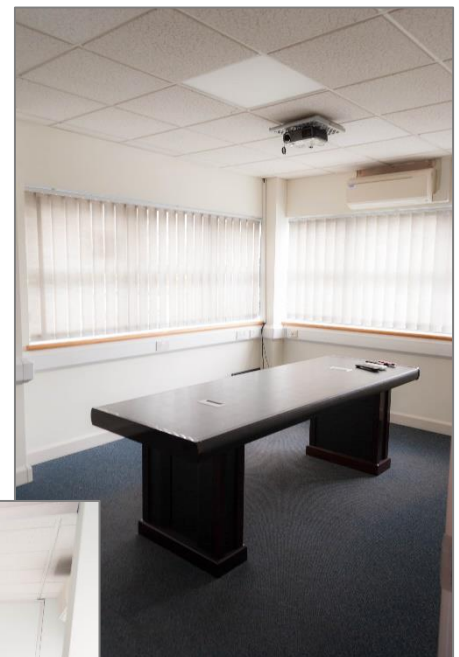
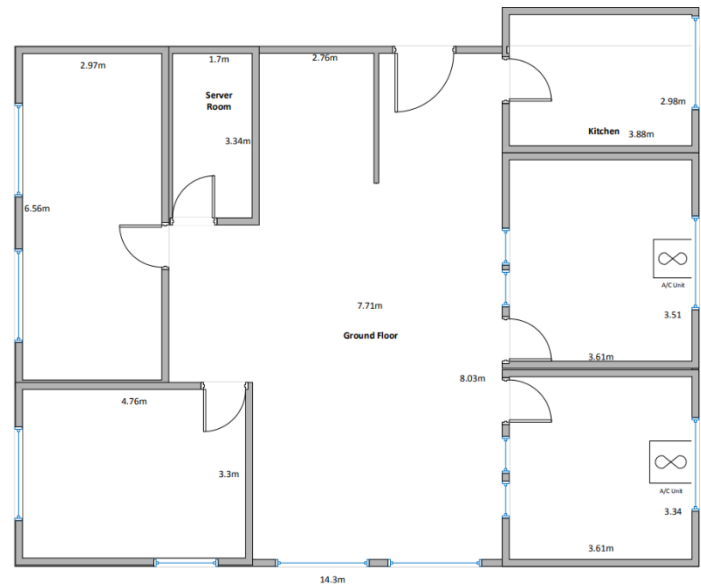
For more information, please contact Vishal on 07779224694 or email vishal@uchlogistics.co.uk.

Ground Floor Office

World Xpress Centre, Galleymead Road, Colnbrook, SL3 0EN

Key Features:

- Approx. 1500 sq ft
- Air Conditioned
- Ample on-site parking
- Preferential rates negotiable*
- Letting term is flexible
- Within 1 mile radius of Heathrow Airport.
- Excellent access to major motorway networks
- *Refurbished to Spec.



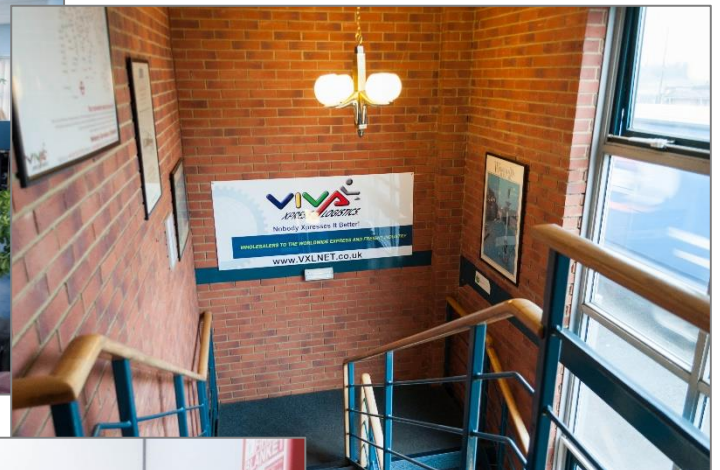
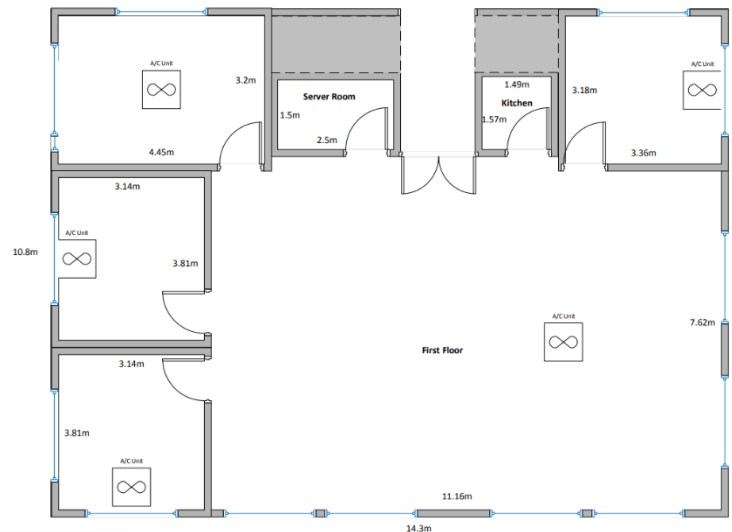
More office space available – For more information, please contact Vishal on 07779224694 or email vishal@uchlogistics.co.uk.

First Floor Office

World Xpress Centre, Galleymead Road, Colnbrook, SL3 0EN

Key Features:

- Approx. 1506 sq ft
- Air Conditioned
- Ample on-site parking
- Preferential rates negotiable*
- Letting term is flexible
- Within 1 mile radius of Heathrow Airport.
- Excellent access to major motorway networks
- *Refurbished to Spec.

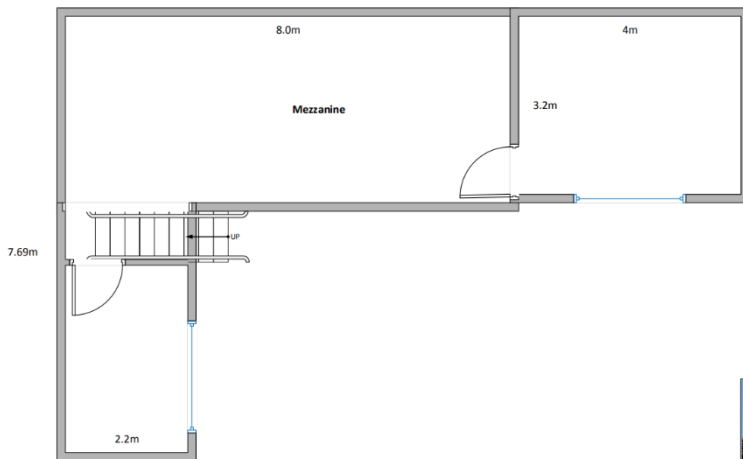
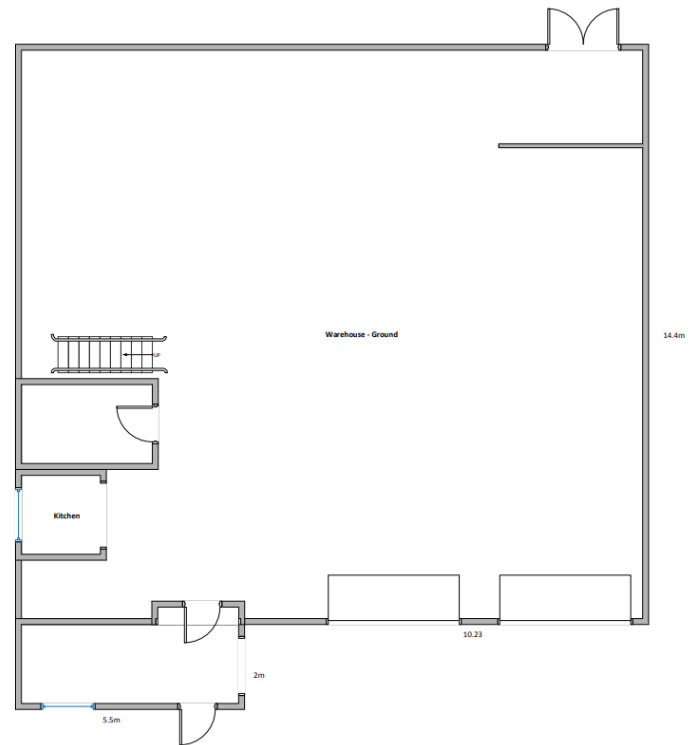


Warehouse

World Xpress Centre, Galleymead Road, Colnbrook, SL3 0EN

Key Features:

- Approx. 2224 sq ft including mezzanine area.
- Includes a driver reception, kitchen, toilet and 2 offices on the mezzanine floor.
- Scope to create additional warehouse canopy of 1000 sq ft to the rear of the warehouse.
- Ample on-site parking
- Preferential rates negotiable*
- Letting term is flexible
- Within 1 mile radius of Heathrow Airport.
- Excellent access to major motorway networks
- *Refurbished to Spec.



UCH Logistics Limited

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Standard Trading conditions copies available on request. All goods carried subject to RHA Conditions of Carriage 2009