

LOCATION
M25/HEATHROW



MOTORSPORT UK HOUSE

RIVERSIDE PARK, COLNBROOK, HEATHROW SL3 0HG



FULL HEIGHT LOADING DOOR >> WAREHOUSE >> RECEPTION AREA >> OFFICE SPACE

14,988 SQ FT SELF-CONTAINED OFFICE/ WAREHOUSE BUILDING

- 🏠 DETACHED HQ BUILDING
- 🅑 50 PARKING SPACES
- ❄️ AIR CONDITIONED
- 💡 LED LIGHTING
- 🚚 GOODS LIFT



FOR SALE



THE BUILDING
OCCUPIES A SITE OF
APPROXIMATELY **0.7**
ACRES AND BENEFITS
FROM **50 MARKED CAR**
PARKING SPACES

DESCRIPTION

Motorsport UK House is a two-storey headquarters building constructed in the late 1980's. It provides **14,988 sq ft (GIA)** split approximately 50/50 between the two floors with the benefit of a goods lift. The ground floor has a maximum height of **3.6m** and could be used for a variety of uses. It benefits from a full height loading door and is currently used as a mix of warehouse and office space and has a separate reception area. The first floor provides modern air-conditioned office space with the current layout a mix of open plan and cellular offices and meeting rooms.

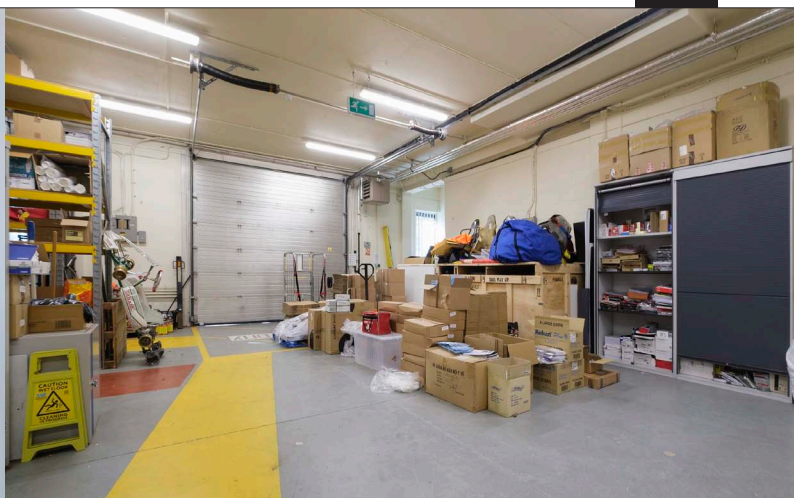
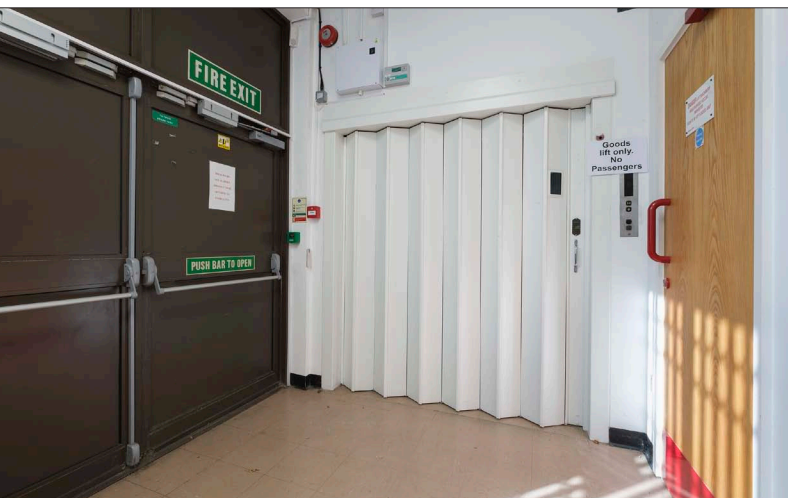
FLOOR AREA	NET INTERNAL AREA	GROSS EXTERNAL AREA
GROUND	6,335 SQ FT	7,437 SQ FT
FIRST	6,439 SQ FT	7,551 SQ FT
TOTAL	12,774 SQ FT	14,988 SQ FT



- DETACHED PURPOSE BUILT HQ BUILDING
- GROUND FLOOR SUITABLE FOR A VARIETY OF USES INCLUDING WAREHOUSING
- FIRST FLOOR OFFICES
- 3.6M GROUND FLOOR HEIGHT
- 50 CAR PARKING SPACES

- LOADING DOOR (3.5 X 3.5M APPROX.)
- GOODS LIFT
- RECEPTION AREA
- AIR-CONDITIONING
- LED LIGHTING

SPECIFICATION



The building is prominently situated on Riverside Park, Colnbrook **within a mile of Junction 14 of the M25 Motorway** and within a **10 min drive of Heathrow Terminal 5**. The location provides excellent access to the motorway network, **Heathrow Airport** and **Central London**.

Heathrow Terminal 5 provides access to the **Underground Network** as well as the **Heathrow Express** for fast access into **Central London**.

The Hilton London Heathrow Hotel is within a short walk and boasts award winning dining and a 24 hour fitness centre. The area is home to established businesses including DHL, dnata, UPS and Newrest.



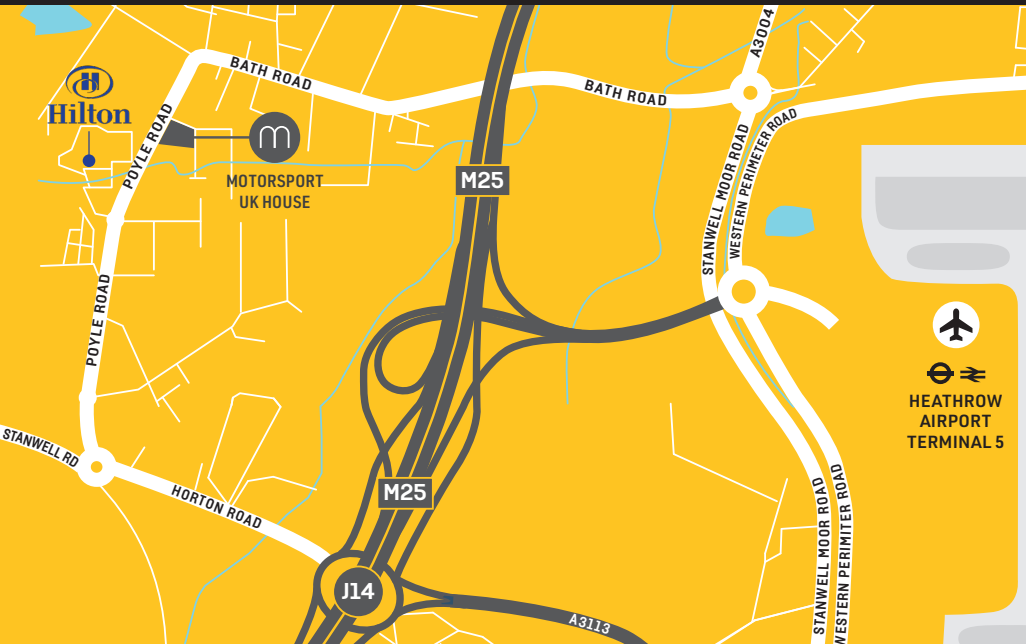
M25 JCT. 14 - 0.9 MILES

HEATHROW TERMINAL 5 - 3.4 MILES

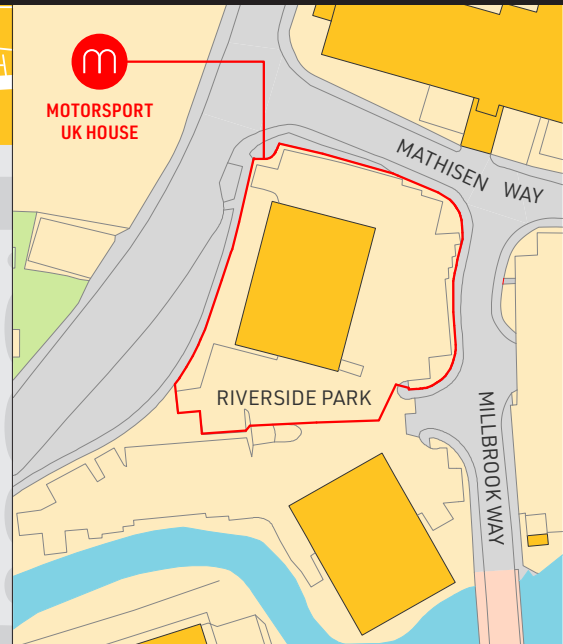
SAT NAV: SL3 0HG



LOCATION MAP



SITE PLAN



TERMS THE FREEHOLD IS AVAILABLE WITH VACANT POSSESSION. PRICE - £2.95M EX VAT

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING CONTACT SOLE AGENTS



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