

# MANOR FARM

POYLE ROAD,  
COLNBROOK, SLOUGH,  
BERKSHIRE SL3 0BL

-  HEATHROW 1 MILE
-  M25 2 MILES

**TO LET**  
1-4.6 ACRES



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**WASTE RECYCLING SITE WITH INDUSTRIAL UNIT, WEIGHBRIDGE AND OFFICES**

# MANOR FARM



## LOCATION

THE SITE IS STRATEGICALLY SITUATED IN A PRIME HEATHROW INDUSTRIAL AREA OPPOSITE POYLE INDUSTRIAL ESTATE.

It is easily accessible via Poyle Road and is less than a mile from M25 Junction 14 and 1.5 miles from Terminal 5.



## MANOR FARM

Poyle Road,  
Colnbrook, Slough,  
Berkshire SL3 0BL

Destination	Miles
Heathrow Terminal 5	1.5
M25 junction 14	1.0
M4 junction 4B	2.5
M3 junction 2	6
Central London	19.5



SAT NAV: SL3 0BL



## DESCRIPTION

THE AVAILABLE SITE EXTENDS TO APPROXIMATELY 4.6 ACRES IN TOTAL AND INCLUDES AN INDUSTRIAL UNIT/LORRY WORKSHOP EXTENDING TO 4,000 SQ FT, AN OFFICE BLOCK OF 890 SQ FT AND A WEIGHBRIDGE. THE SURFACE IS A MIX OF ROAD PLANINGS AND CONCRETE.

## WASTE MANAGEMENT LICENCE/ PLANNING CONSENT

The site is licensed to accept waste (Permitted Wastes under Environment Agency Licence Number EPR/HP3191LC) with a maximum of 85,000 tonnes per year permissible and 84,000 m3 stored on site.

The licence permits storage of inert waste produced by the construction and demolition industry for recycling including concrete crushing and screening and mixed metals.

Operating hours are 7.00 – 18.00 Mondays to Fridays and 7.30 – 13.00 on Saturdays. Operations, including HGV movements in and out of the site, are not permitted on Sundays or Bank or Public Holidays.



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## SERVICES

The site is connected to mains electricity and a mains water supply.

## TERMS

Available as a whole or in part (min 1 acre) on a new lease direct with the freeholder for a term to be agreed.

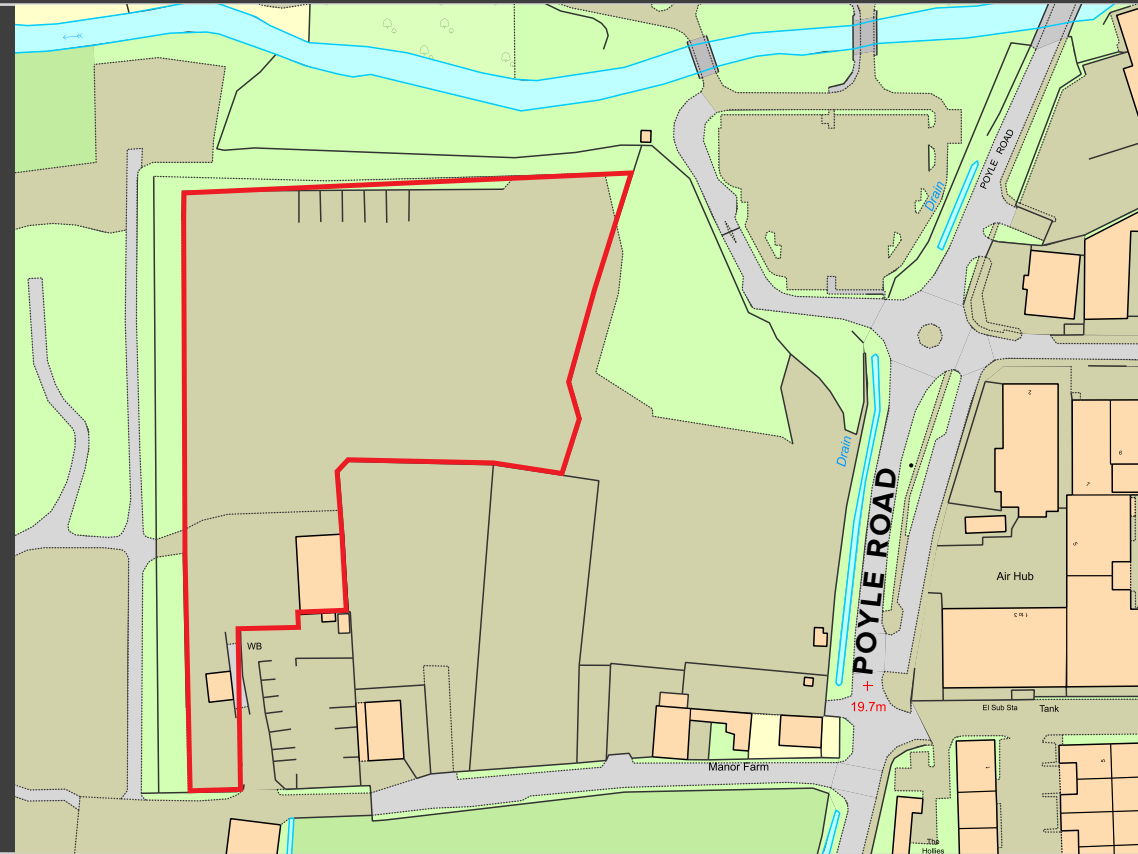
Rent on application.

## VAT

We are advised that VAT will not be payable on the rent.

## VIEWING

By appointment only through sole agents De Souza



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