

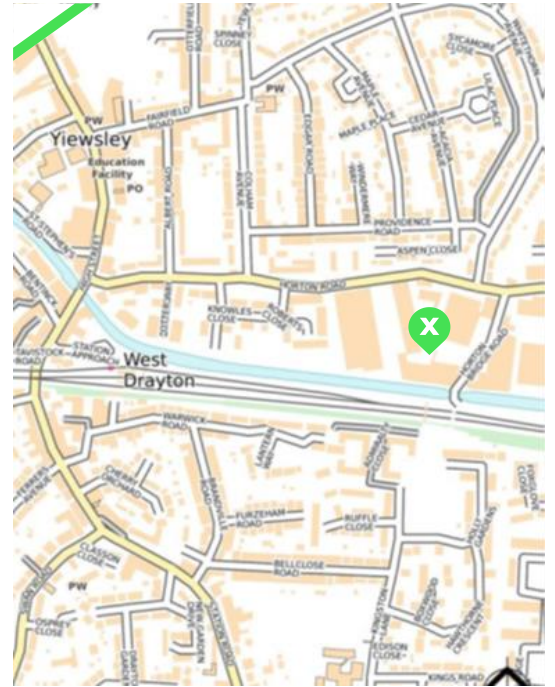


INDUSTRIAL WAREHOUSE UNIT TO LET - Available on flexible terms

Unit 7 Orbital Industrial Estate, Horton Road, West Drayton, UB7 8JL

8,463 sq ft (786.30 sq m)

This warehouse benefits from office accommodation, an open plan warehouse and a large secure yard area and parking facilities. Access is gained via an electric two roller shutter door. Min eaves height 2.7m rising to 4.8m.



LOCATION

The estate is located on Horton Road, West Drayton which gives direct access to the M4(J4) Heathrow Spur via Horton Road and the A408 Stockley Road Bypass. The M4 itself links to the M25, Central London and the National Motorway network. West Drayton is situated directly to the West of Central London and is within 2miles of Heathrow Airport.

West Drayton station is within 5 minutes walking distance of the estate, providing regular services to London Paddington. West Drayton will also form part of the Cross-rail service, giving journey times of 23 minutes to Bond Street. West Drayton town centre and its associated amenities are within 5 minutes walking distance.

ACCOMODATION (APPROX) - GIA

UNIT	SQ FT	SQ M
Warehouse	7,777	722.51
Office	686	63.79
TOTAL	8,463	786.30

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

On application

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

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