

**WAREHOUSE
UNIT TO LET**
14,919 Sq Ft (1,386 Sq M)

Unit 6, Horton Road Industrial Park

West Drayton, UB7 8JD



020 7344 6730
01895 813 344

colliers.com/uk/industrial

Patrick Rosso:

Mobile: 07825 571048

Phone: 01895 457714

Email: Patrick.rosso@colliers.com

Isa Naeem:

Mobile: 07889 432972

Phone: 01895 457726

Email: isa.naeem@colliers.com

LOCATION

The site is accessed from Horton Road which provides the main thoroughfare between Yiewsely, West Drayton, Stockley Park, and Hayes, whilst also providing direct access to Stockley Road (A408)

West Drayton benefits from excellent road communications with the M4 (Junction 4) located approximately 1.5 miles south via the A408 Stockley Road which in turn leads directly to the M25 (Junction 15). The area is served by both West Drayton and Hayes & Harlington railway stations which both provide regular services to Oxford, Reading and Central London with typical journey times to London Paddington being less than 25 minutes. The area is also set to benefit from the development of Crossrail in 2019.



DESCRIPTION

Horton Industrial Park consists of a modern industrial/business park comprising 5 detached and 2 semi detached units of block construction with full brick and glazed elevations to a steel frame under pitched roofs. The individual units benefit from fitted first floor offices with associated amenities.

WAREHOUSE AMENITIES

- Electric roller shutter doors
- Minimum eaves of 6m
- To be extensively refurbished
- Walking distance to West Drayton Crossrail Station

OFFICE AMENITIES

- To be refurbished
- Open plan
- Suspended ceilings with recessed lighting
- Perimeter trunking
- Heating
- New sanitary ware to WC's

EPC

Available on request

RENT

Available on request

VAT

Applicable.

LEASE TERMS

The unit is available on a new lease terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local Borough Council.

SERVICE CHARGE

£6,840 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

AREAS (GEA)

Unit 6	Sq Ft	Sq M
Ground Floor	12,088	1,123
First Floor	2,831	263
TOTAL	14,919	1,386



020 7344 6730
01895 813 344

colliers.com/uk/industrial

Patrick Rosso:
Mobile: 07825 571048
Phone: 01895 457714
Email: Patrick.rosso@colliers.com

Isa Naeem:
Mobile: 07889 432972
Phone: 01895 457726
Email: isa.naeem@colliers.com

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. March 2019

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA