

**FLEXIBLE TERMS AVAILABLE**

Unit 8, Orbital Industrial Estate

Horton Road, West Drayton, UB7 8JL

Industrial / Warehouse Unit

2,511 sq ft

(233.28 sq m)

- Securely gated estate
- Electric roller shutter
- Loading bay
- Clear eaves height 4.3m rising to 6.8m
- 3 Phase power
- 4x Allocated parking spaces
- WC & Kitchenette
- Translucent roof panels
- Close proximity to Stockley Bypass

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

Summary

Available Size	2,511 sq ft
Rent	£40,000.00 per annum
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	Approx. £3,424 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The available unit 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. 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 Crossrail service due to start in 2022, giving journey times of 23 minutes to Bond Street. West Drayton town centre and its associated amenities are within 5 minutes walking distance.

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 2 miles of Heathrow Airport.

Description

The unit is of steel portal frame construction with steel clad elevations and modern metal profile steel roof. Access to the unit is via a electric roller shutter door serviced by a loading bay. The unit benefits from 3 phase power, a clear height of 4.3m and welfare facilities. Allocated parking is available on the estate.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease from a 1 year term or upwards to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

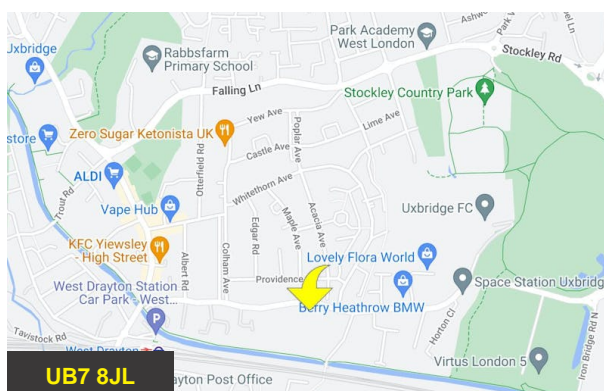
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	2,511	233.28
Total	2,511	233.28

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



Jack Pay

020 3333 2222 | 07411 576313

jp@telsar.com



Tom Boxall

020 3333 2222

tb@telsar.com

Callum Moloney (Logix Property)

020 3855 5790 | 07815 692996