COGENT
REAL ESTATE

To Let

2 Liddall Way

West Drayton, UB7 8PG

Warehouse / Trade Counter Unit to Let with Roadside Prominence in Well Established Trade Location

3,181 sq ft
(295.52 sq m)

- New Roof
- Eaves Height 4.5m > 5.5m
- 1 x Loading Door 4.166m (W) x 3.55m (H)
- Airconditioned Offices
- Newly Refurbished and Ready for Occupation
- 10 Minutes Drive from M4 (J4)

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Summary

Available Size	3,181 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	B (44)

Location

Liddall Way is prominently located on Horton Road in West Drayton.

The M4 (J4) is a 10 minute drive and West Drayton Town Centre and new Elizabeth Line Train Station is a 15 minute walk. Heathrow Airport is located 2 miles away.

Liddall Way form parts of a well established Trade Counter/Retail/Industrial location with nearby occupiers including Teslar, Mercedes, BMW Mini, Screwfix, Toolstation, Howden, Dulux and Wolseley.

Accommodation

Comprising the following Gross Internal GIA Floor Areas:

Name	sq ft	sq m
Unit - Warehouse	2,794	259.57
Unit - GF Offices	387	35.95
Total	**3,181**	**295.52**

Specification

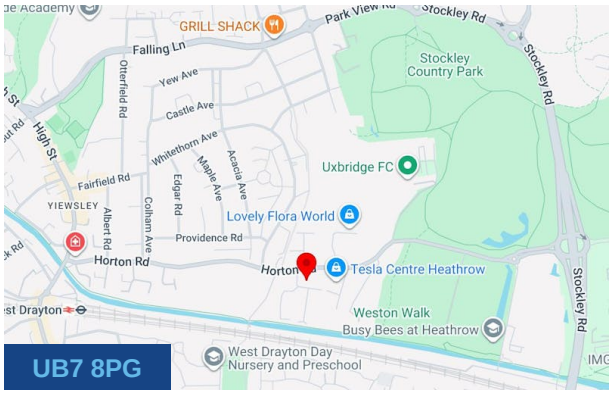
- Newly Refurbished & Ready for Immediate Occupation
- Mid Terrace Industrial / Warehouse Unit
- Eaves Height 4.5m rising to 5.5m
- 1 x Loading Door 4.166m (W) x 3.55m (H)
- 3 Phase 100 Amp Power
- New Roof & Rooflights with Warranty
- New LED Warehouse Lighting
- GF Purpose Built Offices
- Airconditioning
- Kitchenette & WC Facilities
- Double Glazed Windows
- Security Shutter to Personnel Entrance
- Generous Loading Bay
- 6 Allocated Parking Spaces
- 6 EV Charging Point
- New Fire Alarm
- Roadside Frontage overlooking the busy Horton Road
- In Close Proximity to West Drayton Town Centre, M4 and Heathrow Airport

Viewings

Strictly by appointment via the joint sole agents TELSAR and COGENT REAL ESTATE

Terms

Available by way of a Full Repairing and Insuring FRI Lease on terms to be agreed.



Viewing & Further Information

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