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)

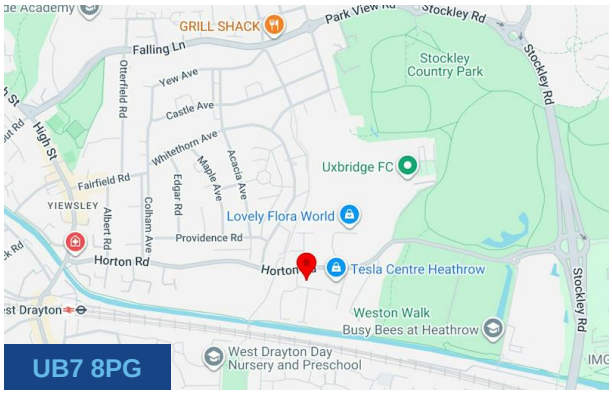
- New Roof
- Eaves Height 4.5m > 5.5m
- 1 x Loading Door 4.166m (W) x 3.55m (H)
- Airconditioned Offices
- Newly Refurbished and Ready for Occupation
- 10 Minutes Drive from M4 (J4)

0203 369 4000 I 01895 77 88 99

info@cogentre.co.uk

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



Tom Lowther
07939 836117
tl@cogentre.co.uk



Alex Adjei
07346 809 962
aa@cogentre.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/11/2026