COGENT
REAL ESTATE

To Let



Unit 10 Crown Trade Park

Horton Road, West Drayton, UB7 8HZ

Prominent Trade Counter Warehouse Available Next Door To Screwfix In Well Established Trade And Car Showroom Retailer Location

4,029 sq ft
(374.31 sq m)

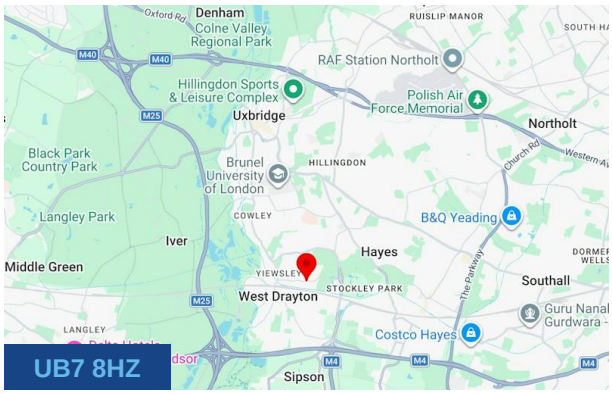
- Newly Refurbished Ready to Occupy
- Eaves Height 5.4m > 7.2m
- 1 x Loading Door 5.5m (H) x 5.0m (W)
- Airconditioned Offices
- 6 Allocated Parking Spaces
- 10 Minute drive from M4 J4
- 10 Minute walk to West Drayton Elizabeth Line

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Summary

Available Size	4,029 sq ft
Rent	£24 per sq ft
EPC Rating	B (38)



Location

Crown Trade Park is well situated at the eastern end of Horton Road, the main routeway between West Drayton, and the Stockley bypass (A408). The A408 Stockley bypass connects Uxbridge and Hillingdon with the M4 and Heathrow Airport. West Drayton station is approximately 0.4 miles west along Horton Road with regular services into central London via the Elizabeth Line. The nearest tube station is 2.9 miles north at Uxbridge Underground, with services running on the Metropolitan and Piccadilly lines. The park is a well established trade location with onsite and nearby occupiers including Screwfix, Toolstation, Howdens, CEF, Williams Trade Supplies, The Window Store, Dulux Decorators Centre, Wolesley, John Guest amongst others.



Description

Crown Trade Park comprises 3 terraces of modern trade/industrial/warehouse units with excellent prominence fronting Horton Road. The units are of steel portal frame construction with brick elevations. The units benefit from electric roller shutter loading doors, clear span warehouse space and offices at first floor.



Accommodation

Comprising the following Gross External GEA Floor Areas:

Name	sq ft	sq m
Unit - Warehouse / Ancillary	3,411	316.89
Unit - First Floor Office	618	57.41
Total	**4,029**	**374.30**

Specification

- Newly Refurbished Ready To Occupy
- Mid Terrace Trade Counter Warehouse
- Eaves Height 5.4m > 7.2m
- 1 x Loading Door 5.5m (H) x 5.0m (W)
- 3 Phase 100 Amp Power
- First Floor Airconditioned Offices
- LED Warehouse Lighting
- Separate Male / Female WCs
- 6 Allocated Parking Spaces
- Prominently Located At Front Of Trade Park Immediately Next Door To Screwfix
- Established Trade Counter Location
- Home to an array of National Trade Occupiers and Car Showroom Retailers
- 10 Minute Drive From M4 (J4)
- 10 Minute Walk From West Drayton Elizabeth Line
- In Close Proximity To M4, M25, A40 & Heathrow Airport

Viewings

Strictly through the joint sole agents JLL and COGENT REAL ESTATE

Terms

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

Viewing & Further Information



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