COGENT
REAL ESTATE

To Let



Unit 2 Crown Trade Park

Horton Road, West Drayton, UB7 8HZ

Semi Detached Trade Counter Warehouse With Dedicated Secure Yard In Well Established Trade And Car Showroom Retailer Location

5,024 sq ft
(466.74 sq m)

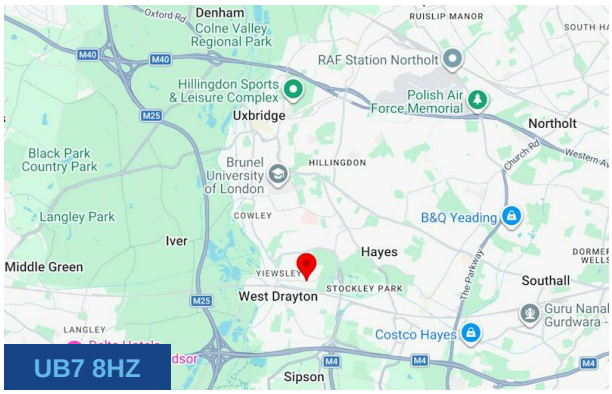
- Newly Refurbished Ready to Occupy
- Eaves Height 5.4m > 7.2m
- 1 x Loading Door 5.5m (H) x 5.0m (W)
- 6 Allocated Parking Spaces
- 10 Minute drive from M4 J4
- 10 Minute walk to West Drayton Elizabeth Line
- Secure Yard with Side Loading Door

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info@cogentre.co.uk

Summary

Available Size	5,024 sq ft
Rent	£25.50 per sq ft £128,112 per annum exclusive
EPC Rating	B (34)

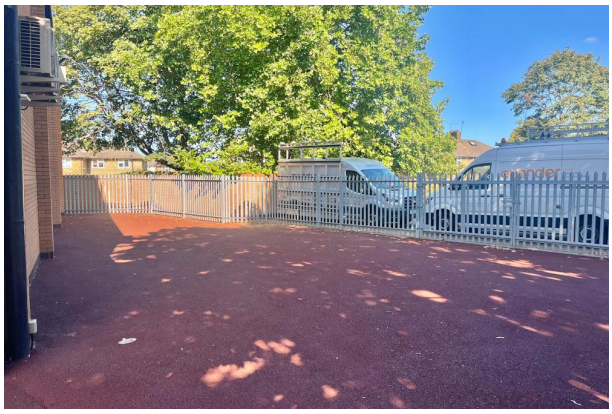


Location

Crown Trade Park is situated at the eastern end of Horton Road. The Horton Road industrial area is accessed off the Stockley Road (A408 Stockley Bypass) which connects directly with the M4 (Jct4). This prime location is north of Heathrow Airport (2.7 miles) and provides access to both the M25 J15 (3.8 miles) and Central London. West Drayton railway station providing Elizabeth Line services into Central London is within walking distance.

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.





Accommodation

Comprising the following Gross External GEA Floor Areas:

Name	sq ft	sq m
Unit - Warehouse / Ancillary	4,400	408.77
Unit - First Floor Office	624	57.97
Total	**5,024**	**466.74**

Specification

- Newly Refurbished Ready To Occupy
- Semi Detached Trade Counter Warehouse
- Eaves Height 5.81m
- 1 x Loading Door 5.5m (H) x 5.0m (W)
- 3 Phase 100 Amp Power
- First Floor Offices with Separate Kitchenette
- LED Warehouse Lighting
- Separate Male / Female WCs
- 6 Allocated Parking Spaces
- Secure Fenced / Gated Yard with Side Loading Door
- 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
- See full set of photos online

Terms

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

Viewings

Strictly through the joint sole agents JLL and COGENT REAL ESTATE

Viewing & Further Information



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