COGENT
REAL ESTATE

To Let




# 4 Liddall Way

West Drayton, UB7 8PG

## Warehouse / Trade Counter Unit to Let with Roadside Prominence in Well Established Trade and Car Dealership Location

**4,222 sq ft**

(392.24 sq m)

- Trade Counter Unit with Prominent Roadside Frontage
- Eaves Height 4.5m > 5.5m
- 1 x Loading Door 4.166m (W) x 3.55m (H)
- 10 Minutes Drive from M4 (J4)
- In Walking Distance of West Drayton Elizabeth Line
- To Be Extensively Refurbished

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info@cogentre.co.uk

## Summary

| | |
|---|---|
| **Available Size** | 4,222 sq ft |
| **Rent** | £22 per sq ft |
| **EPC Rating** | C (67) |

## 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.

## Specification

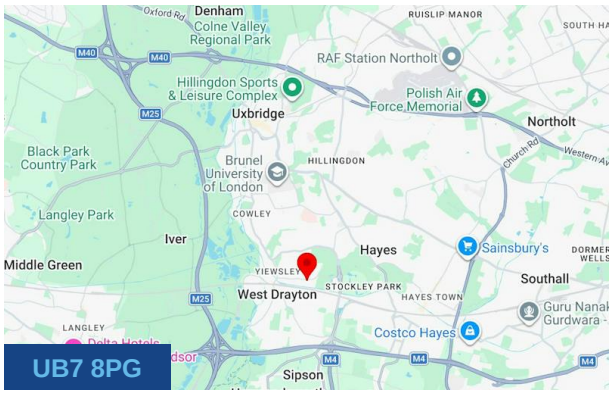
- Trade Counter Unit with Roadside Prominence
- Eaves Height 4.5m rising to 5.5m
- 1 x Loading Door 4.166m (W) x 3.55m (H)
- 3 Phase 100 Amp Power
- GF Offices
- WC Facilities
- Double Glazed Windows
- Security Shutter to Personnel Entrance
- Trade Counter Entrance
- Generous Loading Bay
- 6 Allocated Parking Spaces
- Roadside Frontage overlooking the busy Horton Road
- In Close Proximity to West Drayton Town Centre, M4 and Heathrow Airport
- Unit 4 is to be fully refurbished
- See Rightmove Commercial link to Unit 2 as an indicative refurbishment example
- https://www.rightmove.co.uk/properties/773365166509520

## Terms

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

## Viewings

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








## Viewing & Further Information



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