david charles
property consultants

TO LET



Trout Road Industrial Estate

Trout Road, West Drayton, UB7 7SN

Open Storage Yard Available on Flexible Terms

6,775 sq ft
(629.42 sq m)

- Secure, Enclosed Yard
- Predominantly Tarmac Surface
- Level, Ready-to-Use Site
- Competitive low rent storage space
- M4 Motorway (2 Miles)
- Heathrow Airport (3 Miles)
- Established Industrial Location

Trout Road Industrial Estate, Trout Road, West Drayton, UB7 7SN

Summary

Available Size	6,775 sq ft
Rent	£48,500 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - No building present







Description

The site comprises a self-contained open storage yard extending to approximately 6,775 sq ft (629.42 sq m), with a predominantly tarmac surface suitable for immediate operational use. The yard is enclosed and provides a secure, level area ideal for vehicle storage, container storage, or general trade/open storage use. Access is via a dedicated entrance, and the site benefits from its position within the established Trout Road Industrial Estate, offering flexible occupation on competitive terms.

Location

The property is located on Trout Road within the established Trout Road Industrial Estate, West Drayton. The premises are approximately 1 mile from Yiewsley town centre and West Drayton mainline station, providing access to regular rail services into Central London and the wider area.

Junction 4 of the M4 motorway is approximately 2 miles to the east, providing convenient access to the M25 and the national motorway network. Heathrow Airport is approximately 3 miles to the south, making the property well located for both local and national transport links.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant will be responsible for these costs.

Viewing & Further Information



Peter Amstell
020 8429 9007
peter@davidcharles.co.uk



Daniel Moriarty
020 8429 9009 | 07907 703 640
daniel@davidcharles.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 16/11/2026