TELSAR.com

TO LET

Unit 2 Liddall Way

West Drayton, UB7 8PG

Fully Refurbished Industrial / Warehouse Unit

3,181 sq ft

(295.52 sq m)

- Clear eaves height 4.5m rising to 5.5m
- Electric roller shutter
- Generous loading bay
- 3 Phase power & gas
- Approx. 5-6 parking spaces
- Ancillary office accommodation
- Close proximity to Stockley Bypass & M4
- Walking distance to West Drayton UG Station

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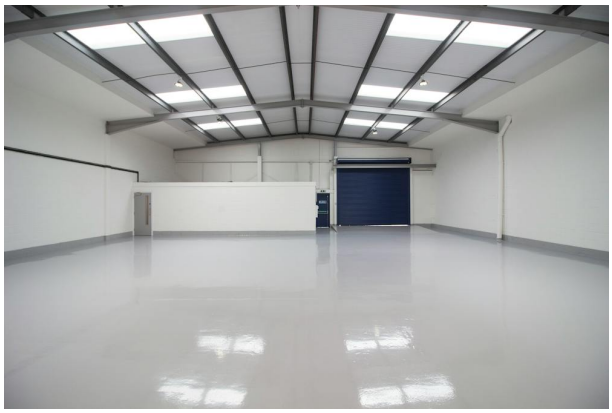
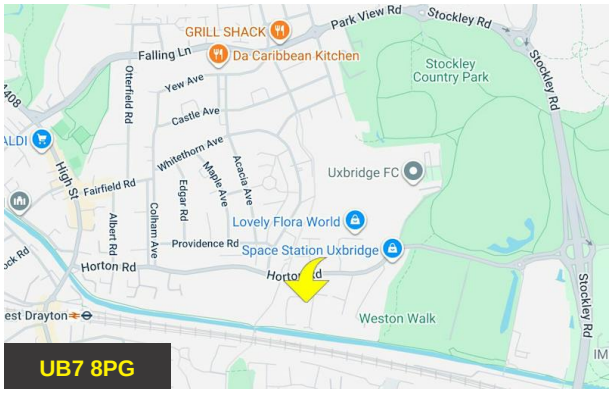
Summary

Available Size	3,181 sq ft
Rent	£70,000 per annum
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	Approximately £3,708.60 plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry





Location

The available unit is prominently located on Horton Road, West Drayton which gives direct access to the M4 (J4) Heathrow Spur via Horton Road and the A408 Stockley Road Bypass. West Drayton station is within 5 minutes walking distance of the estate, providing regular services to London Paddington. West Drayton town centre and its associated amenities are within 5 minutes walking distance.

The M4 itself links to the M25, Central London and the National Motorway network. West Drayton is situated directly to the West of Central London and is within 2 miles of Heathrow Airport.

Description

The premises comprise an industrial / warehouse unit of steel portal frame construction with part brick and part profile cladding elevations beneath an insulated pitched roof. Access to the open plan warehouse is gained via an electric loading door serviced by a dedicated loading bay, with purpose built ground floor offices to the front elevation. The unit further benefits from 3 phase power, a max eaves height of 5.5m and allocated parking spaces.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	2,778	258.08
Ground Floor Office	403	37.44
Total	**3,181**	**295.52**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information

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