COMMERCIAL AGENCY

TELSAR

TO LET

SELF-CONTAINED OPEN STORAGE YARD WITH MODERN INDUSTRIAL UNITS



Little Britain House, Rear Yards, Packet Boat Lane

Uxbridge, UB8 2JR

34,717 SQ FT (3,225.31 SQ M)

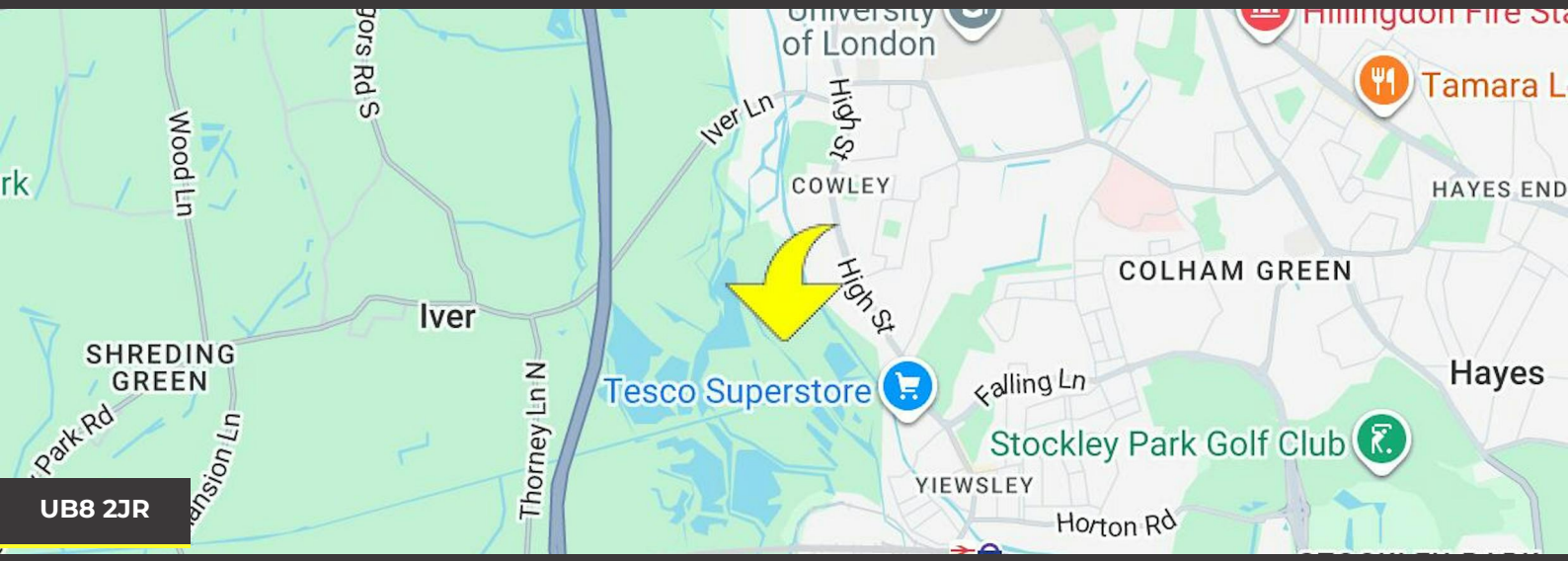
- Self-contained site
- 24/7 Access
- 3 Phase power
- Water
- Mains drainage
- Translucent roof panels
- Close proximity to local amenities
- Securely gated entrance
- Existing industrial warehouse units with roller shutter doors
- Fully concreted site
- LED Lighting
- WC's & kitchenette
- Close proximity to M4, M40 & M25
- Close proximity to West Drayton Station (Elizabeth Line)

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Location

The site is located on Packet Boat Lane, giving direct access to the A408 Falling Lane. The A408 in turn leads directly to Junction 4 of the M4 linking to the M40, M25 and the national motorway network. Cowley itself is situated directly to the west of Central London and is within 6 miles of Heathrow Airport. The property is ideally located for access to Yiewsley High Street with West Drayton Underground Station (Elizabeth Line) providing access to Paddington Station within 20 minutes.









Accommodation

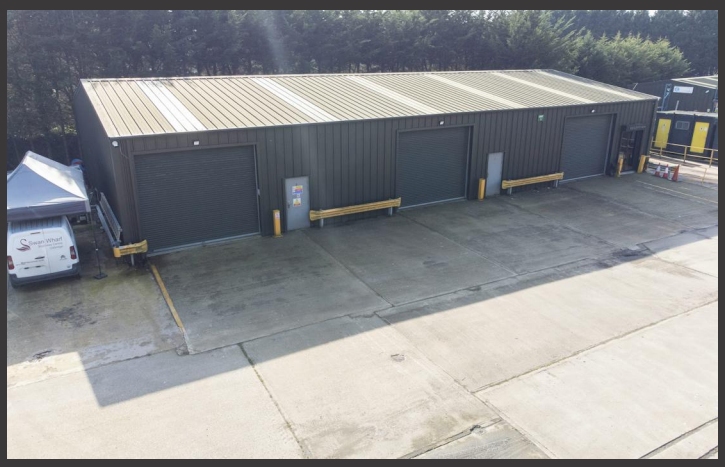
DESCRIPTION	SQ FT	SQ M
Site Area	28,991	2,693.35
Unit 3	4,370	405.99
Unit 4	684	63.55
Unit 5	672	62.43

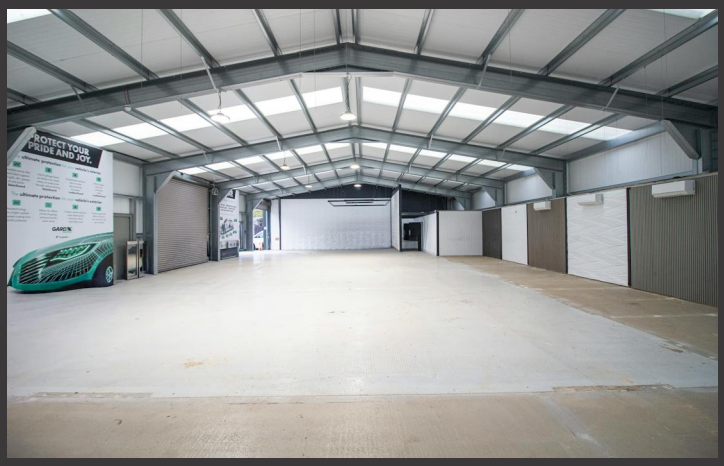
All measurements are approximate and measured on a gross external area basis.










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Summary

Available Size	34,717 sq ft
Tenure	New Lease
Rent	£5.50 per sq ft
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
Service Charge	There is currently no service charge payable but should one be introduced in the future, the tenant will be directly responsible to pay this.
Legal Fees	Each party to bear their own costs
VAT	We have been advised VAT is not applicable.
EPC Rating	Upon enquiry

Description
An opportunity to lease a fully secured self-contained open storage yard and with modern warehouses with a site area of circa 34,717 sqft. Each warehouse is accessed via a roller shutter door, the largest of which benefits from three roller shutter doors, WC's and a kitchen area. The site further benefits from 3 phase power, water, mains drainage and 24/7 access.

Travel Distances
M40 - 3.5 miles
M4 - 3.6 miles
M25 - 5.6 miles
West Drayton Station (Elizabeth Line) - 1.5 miles
Heathrow Airport - 4.5 miles
Central London - 18.4 miles

Source : Google Maps

Tenure
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years 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.

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.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

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