TELSAR.com

TO LET



Unit 2 Orbital Industrial Estate

Horton Road, West Drayton, UB7 8JL

Short Term Light Industrial / Warehouse Unit

1,593 sq ft

(147.99 sq m)

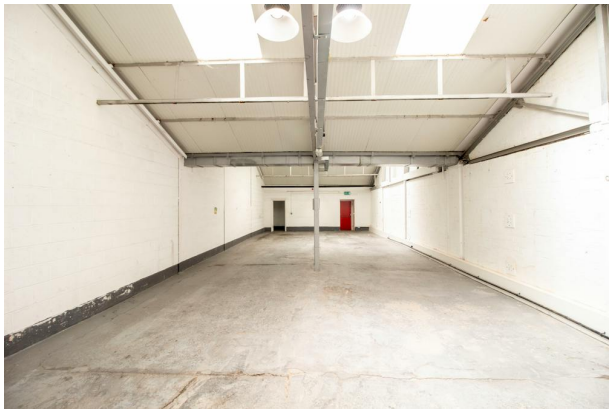
- Clear eaves height 2.6m rising to 4.8m
- Electric roller shutter
- Loading bay
- 3 Phase power
- Allocated parking spaces
- Ancillary office accommodation
- Close proximity to Stockley Bypass & M4
- Walking distance to West Drayton UG Station

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Summary

Available Size	1,593 sq ft
Rent	£1,666 per month
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	Approx. £1.80 PSF
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)







Location

The available unit is located at Orbital Industrial Estate, Horton Road, West Drayton which gives direct access to the M4 (J4) Heathrow Spur via Horton Road and the A408 Stockley Road Bypass. 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. West Drayton Station (GWR main line and Elizabeth Line) is approx. 10 minutes walking distance of the estate. This provides regular services West towards Reading, and East to London Paddington, and Central London stations (Bond Street and Oxford Circus within 30 minutes). West Drayton town centre and its associated amenities are within 10 minutes walking distance.

Description

The unit is of steel truss construction with blockwork elevations under a double pitched roof. The unit comprises an open plan warehouse accessed via a electric roller shutter door and serviced by a loading bay. The unit benefits from 3 phase power, a max height of 4.8m and allocated parking on the estate. The unit is only available short term.

Tenure

Leasehold - The premises are available by way of a new lease to be negotiated. 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	1,593	147.99
Total	**1,593**	**147.99**

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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