



Unit 8 Orbital Industrial Estate

West Drayton, UB7 8JL

Industrial / Warehouse Unit Available

2,511 sq ft
(233.28 sq m)

- Electric roller shutter
- 4.3m rising 6.8m eaves
- 4 allocated parking spaces
- 3 phase power

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Summary

Available Size	2,511 sq ft
Rent	£40,000 per annum
Rates Payable	£11,477 per annum
Rateable Value	£23,000
Service Charge	£3,424 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

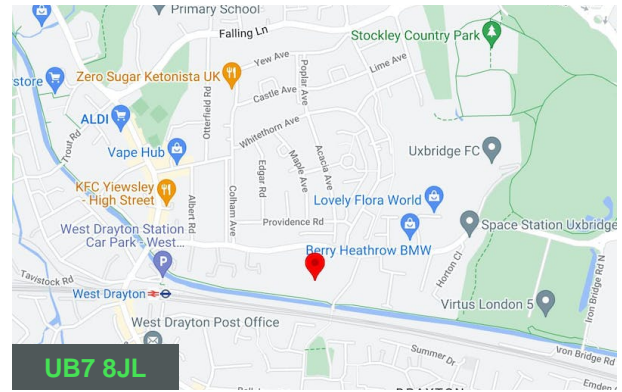
Description

The unit is of steel portal frame construction with steel clad elevations and modern metal profile steel roof. Access to the unit is via a electric roller shutter door serviced by a loading bay. The unit benefits from 3 phase power, a clear height of 4.3m and welfare facilities. Allocated parking is available on the estate.

Location

The available unit is 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 will also form part of the Crossrail service due to start in 2022, giving journey times of 23 minutes to Bond Street. 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.



Viewing & Further Information



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