



HORTON INDUSTRIAL PARK

West Drayton

**Fully refurbished high quality
warehouse/production units**

Units available from
10,486 sq ft - 25,500 sq ft
(974.2 sq m - 2,369 sq m)
TO LET





HORTON INDUSTRIAL PARK

West Drayton



Description

Horton Industrial Park consists of a modern industrial/business park comprising 5 detached and 2 semi-detached units of brick and block construction with full brick and glazed elevations to a steel frame under pitched roofs. The individual units benefit from first floor offices with associated amenities, generous parking to the front and units 1 and 7 benefit from self-contained, secure yards and prominence.

Accommodation

Unit 3

Gross internal areas approx:

Ground Floor	Warehouse	8,814 sq ft	818.8 sq m
First Floor	Offices	1,672 sq ft	155.4 sq m
TOTAL		10,486 sq ft	974.2 sq m

Unit 4

Ground Floor	Warehouse	10,667 sq ft	991.0 sq m
	Offices	2,453 sq ft	227.9 sq m
First Floor	Offices	2,453 sq ft	227.9 sq m
TOTAL		15,573 sq ft	1,446.8 sq m

Unit 7

Ground Floor	Warehouse	21,750 sq ft	2,020.6 sq m
First Floor	Offices	3,750 sq ft	348.4 sq m
TOTAL		25,500 sq ft	2,369.0 sq m

Specification

Warehouse

- Refurbished
- 6m clear height
- Electric roller shutter doors

Office

- Refurbished
- Open plan
- Suspended ceilings with recessed lighting
- Perimeter trunking
- Heating
- New sanitary ware to wc's





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Horton Road, West Drayton UB7 8JD

Distances

ROAD

M4 Junction 4	1.5 miles
M25 Junction 15	1.5 miles
Heathrow Airport	3.6 miles
Central London	15.5 miles

RAIL

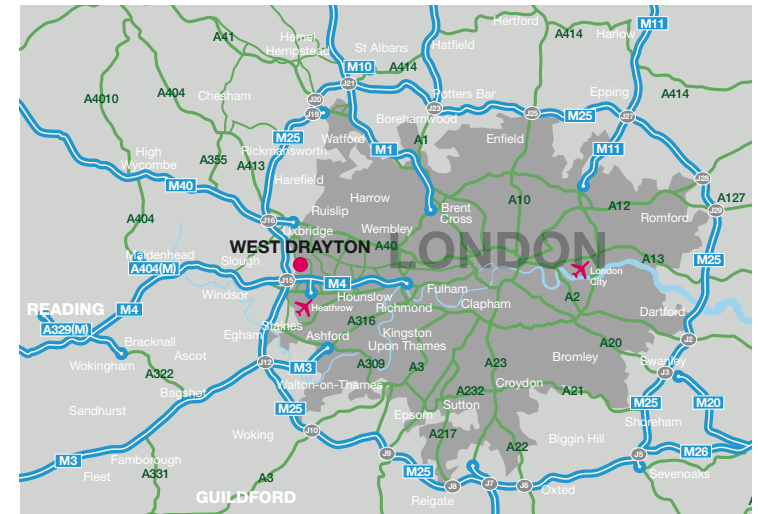
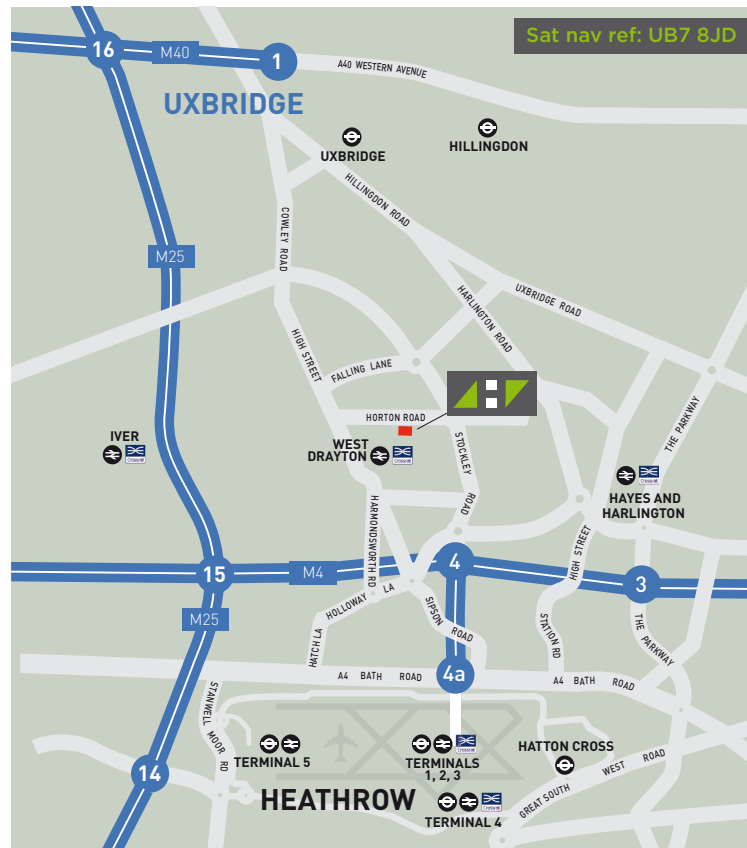
London Paddington	20 mins
Reading	33 mins

Location

The site is accessed from Horton Road which provides the main thoroughfare between Yiewsley, West Drayton, Stockley Park and Hayes, whilst also providing direct access to Stockley Road (A408).

As well as being an established industrial centre, Horton Road is the focus for a number of major retailers and car dealerships including Screwfix Direct, BMW (Mini) and Tesla Motors. Other surrounding occupiers include: John Guest Limited, Toolstation, Pilkington Automotive and HSS Hire. Approximately 0.5 miles east of the subject property is Stockley Park which is considered to be one of the UK's leading business parks providing over 1.74 million sq ft of prime office accommodation.

West Drayton benefits from excellent road communications with the M4 (Junction 4) located approximately 1.5 miles south via the A408 Stockley Road which in turn leads directly to the M25 (Junction 15). The area is served by both West Drayton and Hayes & Harlington railway stations which both provide regular services to Oxford, Reading and Central London with typical journey times to London Paddington being less than 25 minutes. The area is also set to benefit from the development of Crossrail in 2018.



Terms The units are available on new full repairing and insuring leases with terms by negotiation.

Rent Upon application.

Viewing Strictly by appointment through the sole agents.

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