

HORTON INDUSTRIAL PARK

WEST DRAYTON | UB7 8JD

MODERN WAREHOUSE / INDUSTRIAL UNIT
UNIT 2 TO BE REFURBISHED / AVAILABLE TO LET
FROM 11,291 SQ FT (1,049 SQ M)



HORTON INDUSTRIAL PARK

Horton Industrial Park is a 7 unit industrial / business park estate, forming part of a well established industrial and trade location on Horton Road, the main routeway between West Drayton Town Centre and the A408 Stockley Bypass. Major occupiers on the estate and nearby include Teslar, BMW, Mercedes Benz, Screwfix, Toolstation, Dulux, Arco, Wolseley, John Guest, Arco, ABM Aviation, Lofbergs Coffee, Haes Technologies & Nissin UK amongst others.

Unit 2 comprises an end of terrace modern industrial warehouse / unit of steel portal frame construction with full brick and glazed elevations beneath a pitched roof. The unit is to be extensively refurbished benefitting from the following specification:

SPECIFICATION

WAREHOUSE

- 6m clear height
- Electric loading door 5.76m (W) x 4.81m (H)
- New LED lighting
- 3 phase electric & gas
- Undercroft beneath offices

OFFICE

- Open plan & fully fitted
- Suspended ceilings with LED lighting
- Perimeter trunking
- Central heating
- Kitchenette & WC facilities

EXTERIOR

- Recessed covered loading bay
- 12 allocated car parking spaces
- Well presented / managed businesses park environment

ACCOMMODATION

	Ground Floor Warehouse	First Floor Office	Unit Total
Unit 2	9,537 sq ft (886 sq m)	1,755 sq ft (163 sq m)	11,291 sq ft (1,049 sq m)

(All areas are measured on a GEA basis).



INDICATIVE IMAGE



UNIT 2

LOCATION

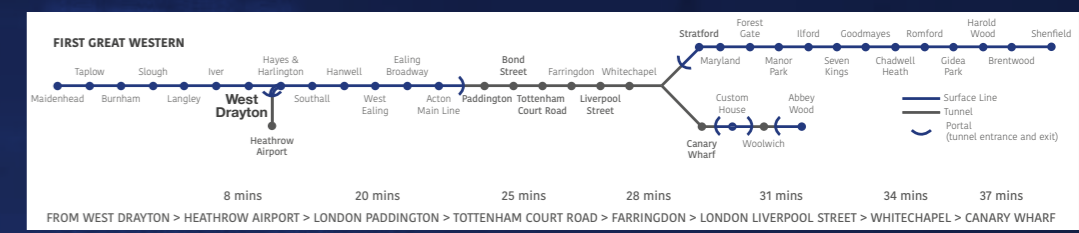
Horton Industrial Park benefits from excellent road communications with the M4 (Junction 4) located approximately 1.5 miles south via the A408 Stockley Bypass which in turn leads directly to the M25 (Junction 15).

Heathrow Airport is located 3.6 miles away. Horton Industrial Park also benefits from good public transport links with West Drayton Cross Rail Station and Bus Terminus just 1.4 miles away with the 350 bus service (Hayes to West Drayton to Heathrow Airport) stopping directly outside Unit 1.

Nearby High Street amenities can be found half a mile away in West Drayton Town Centre including Tescos Supermarket.

DRIVE TIMES

Location	Distance
M4 Junction 4	1.5 miles
M25 Junction 15	1.5 miles
Heathrow Airport	3.6 miles
West Drayton Crossrail	4.2 miles
Hayes & Harlington Railway Station	5.1 miles
A40	6 miles
Heathrow Airport Cargo Terminal	6.5 miles
Central London	15.5 miles



FURTHER INFORMATION

Rateable Value

Interested parties are advised to make their own enquiries with the local borough council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

Available by way of a new FRI lease on terms to be agreed.

EPC

Energy Performance Rating available upon request.

VAT

All prices and other costs quoted exclusive of VAT.

For viewings please contact our joint agents JLL and Colliers.



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