

To Let

Industrial / Warehouse Unit

22,350 SQ FT (2,076.3 SQ M)

Colliers

01895 813 344
colliers.com/uk/industrial

365 Stockley Close

West Drayton, Heathrow,
UB7 9BL

Offices:

- To be refurbished
- 8.8m clear height rising to 9.5m
- 2 electrically-operated loading doors (5m x 4m)
- Heavy load class floor (37.5 kN/m2)
- 3-Phase electricity, water and gas supplies
- Secure yard area
- 34m yard depth
- Allocated Parking
- Double-glazing
- Maple hardwood skirtings and architraves
- Suspended ceiling with recessed lighting (LG3-compliant)
- Ground and first floor male, female/disabled WCs
- VRF heating and comfort cooling
- Electrically-operated passenger lift
- Raised access floors



Contacts

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Patrick Rosso

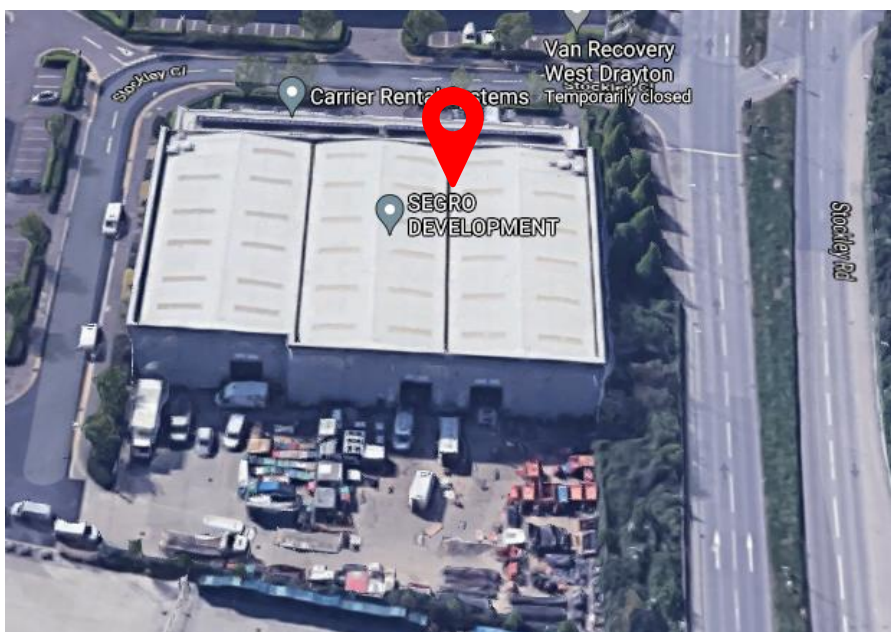
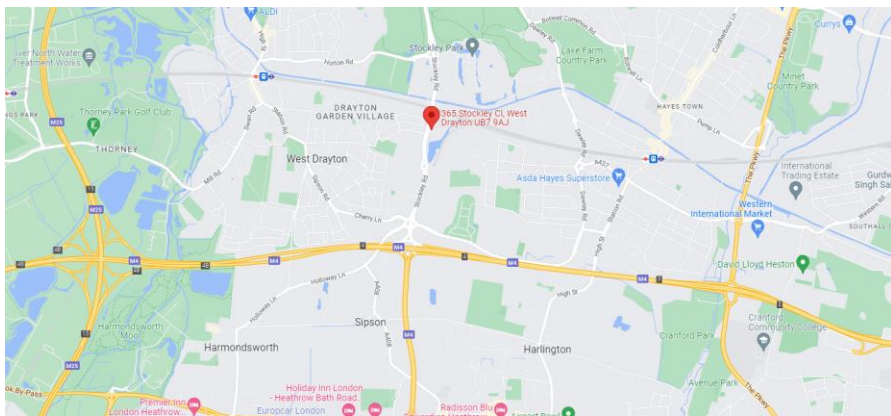
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Location

The unit is situated within close proximity to the M4 and M25, providing access to Heathrow Airport, Central London and the national motorway network.

Both Hayes & Harlington Railway Station, West Drayton & Crossrail are located within 3 miles, providing easy onward access into Central London.

Key Distances:

M4 (J4):	0.7 miles
M25 (J15):	2.6 miles
A40:	4.4 miles
Heathrow Airport (T1, 2 &3):	1.6 miles
Heathrow Cargo Terminal:	6.0 miles
Central London:	16.2 miles

Description

This modern unit comprises of a semi-detached warehouse with ancillary ground and first floor offices and benefits from a secure yard.

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

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed.

VAT

All prices and other costs quoted exclusive of VAT

EPC

Available upon request.

ACCOMMODATION (GEA)

<i>(Subject to final measurement)</i>	SQ FT	SQ M
Warehouse	18,875	1,753.5
First Floor Office	3,171	294.6
Plant Room	304	28.2
TOTAL	22,350	2,076.3

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Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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