

**Available on
flexible terms**



Unit 7, Orbital Industrial Estate

Horton Road, West Drayton, UB7 8JL

Industrial / Warehouse Unit with Flexible Terms

8,513 sq ft

(790.88 sq m)

- Flexible terms - minimum of 1 year lease term is available
- Max eaves height 4.8m
- 3 phase power
- Roller shutter x 2
- Loading bay and allocated parking
- 24/7 access
- Close proximity to Stockley Bypass

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Summary

Available Size	8,513 sq ft
Rent	£12.00 per sq ft
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The unit is of steel truss construction with blockwork elevations under a double pitched roof. The unit benefits from a securely gated yard for convenient loading, open plan layout, 3 phase power and allocated parking.

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.

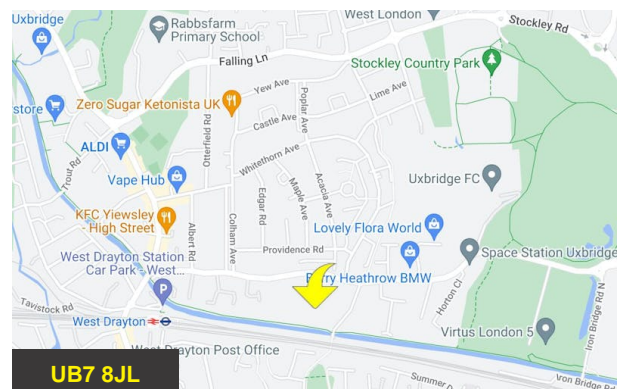
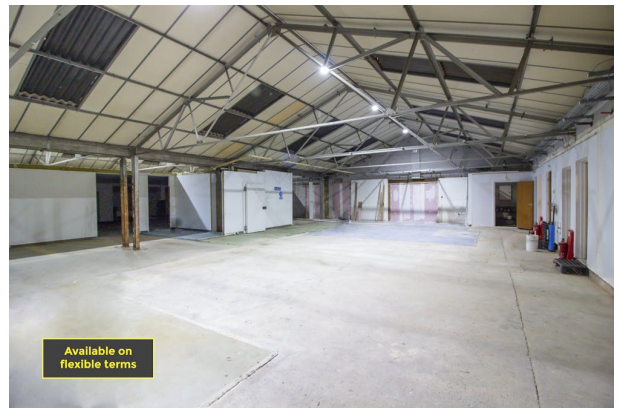
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	7,827	727.15
Office	686	63.73
Total	8,513	790.88

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease from a 1 year term or upwards to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).



Viewing & Further Information



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