

AVAILABLE NOW  
TO BE REFURBISHED



# UNIT 360 STOCKLEY CLOSE


WEST DRAYTON HEATHROW UB7 9BL





**TO LET**

**HIGH PROFILE WAREHOUSE /  
PRODUCTION UNIT**

**35,681 SQ FT (3,314.9 SQ M)**

 Close proximity to the M4 and M25, providing access to Heathrow Airport, Central London and the national motorway network

 Heathrow Airport is just 2 miles away

 Existing occupiers include Amazon, Ocado, Adele Foods, Gate Gourmet, Pasta King, Carrier Rentals and Heathrow Airport Limited

 Business hotspot with 202 of the UK's top 300 companies in close proximity

## ACCOMMODATION

GROUND FLOOR WAREHOUSE	30,847 sq ft (2,865.80 sq m)
FIRST FLOOR OFFICES	4,100 sq ft (380.9 sq m)
SECOND FLOOR PLANT	734 sq ft (68.2 sq m)
<b>TOTAL</b>	<b>35,681 sq ft (3,314.9 sq m)</b>

(All areas are approximate and measured on a Gross External basis)

## SPECIFICATION

- 8m clear eaves height
- 3 level-access loading doors
- 35kN/m2 floor loading
- Secure Rear yard
- Generous car parking, 39 additional spaces
- Fully fitted office space
- EPC rating: TBC

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## DISTANCES

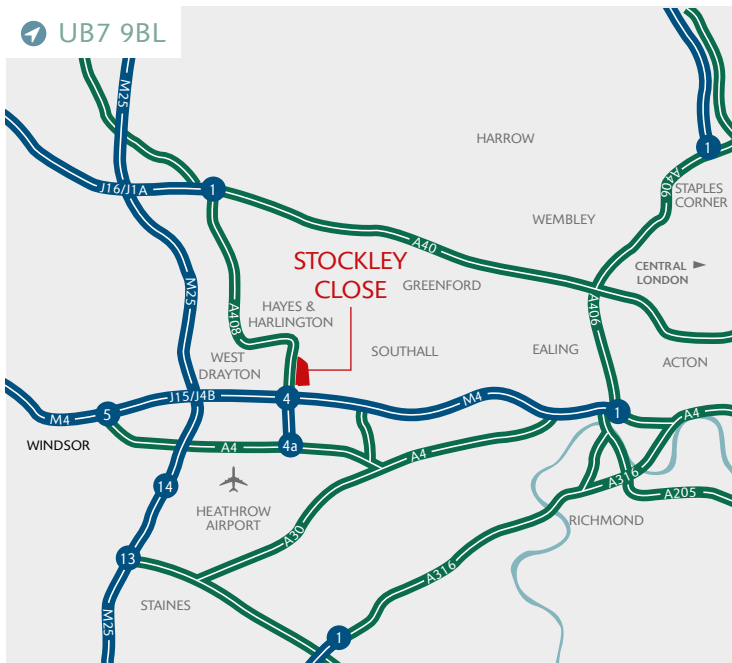
M4 (JUNCTION 4)	0.7 miles
HEATHROW AIRPORT T1, 2 & 3	1.6 miles
WEST DRAYTON	2.1 miles
HAYES & HARLINGTON	2.6 miles
M25 (JUNCTION 15)	2.6 miles
A40	4.4 miles
HEATHROW AIRPORT CARGO TERMINAL	6.0 miles
CENTRAL LONDON	16.2 miles

Source: Google maps

## ABOUT AVIVA INVESTORS

Aviva Investors is a global asset manager with expertise in real estate, fixed income, equity and multi-asset.

Our investment intelligence spans major markets, where we currently invest over £344bn (as at 31 December 2016) on behalf of our customers. This gives us the size and scale to successfully see out opportunities that will deliver specific investor outcomes.



For more information, please contact the joint agents:



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