

To Let

Units 3 Horton Industrial Park, West Drayton, UB7 8JD

10,486 sq ft (974.18 sq m) GIA

- 6m clear height
- Electric roller shutter doors
- Open plan office
- Suspended ceilings with recessed lighting
- Covered loading



Location

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.

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

Amenities

Warehouse

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

Office

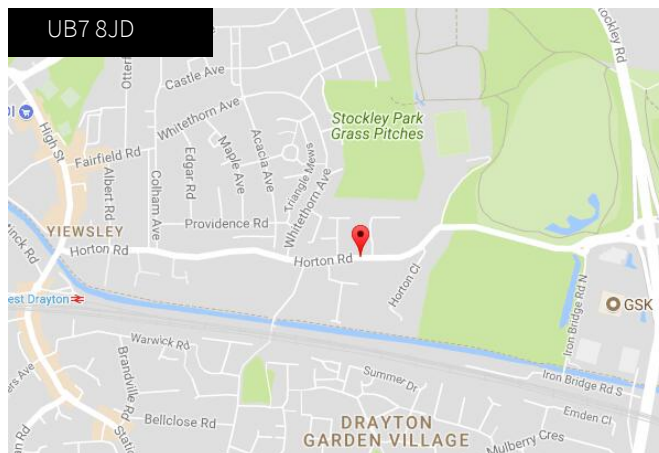
- Refurbished
- Open plan
- Suspended ceilings with recessed lighting
- Perimeter trunking

EPC

Available upon request.

Rent

Available on Request



Contacts

Melinda Cross

+44 (0)208 283 2591
Melinda.Cross@eu.jll.com

Shaun Rogerson

+44 (0)207 087 5307
Shaun.Rogerson@eu.jll.com

Tom Lowther

+44 (0)207 087 5374
Tom.Lowther@eu.jll.com

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HORTON INDUSTRIAL PARK

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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

Units 3 & 4 combined

Ground Floor	Warehouse	19,481 sq ft	1,809.8 sq m
	Offices	2,453 sq ft	227.9 sq m
First Floor	Offices	4,125 sq ft	383.3 sq m
TOTAL		26,059 sq ft	2,421.0 sq m



Specification

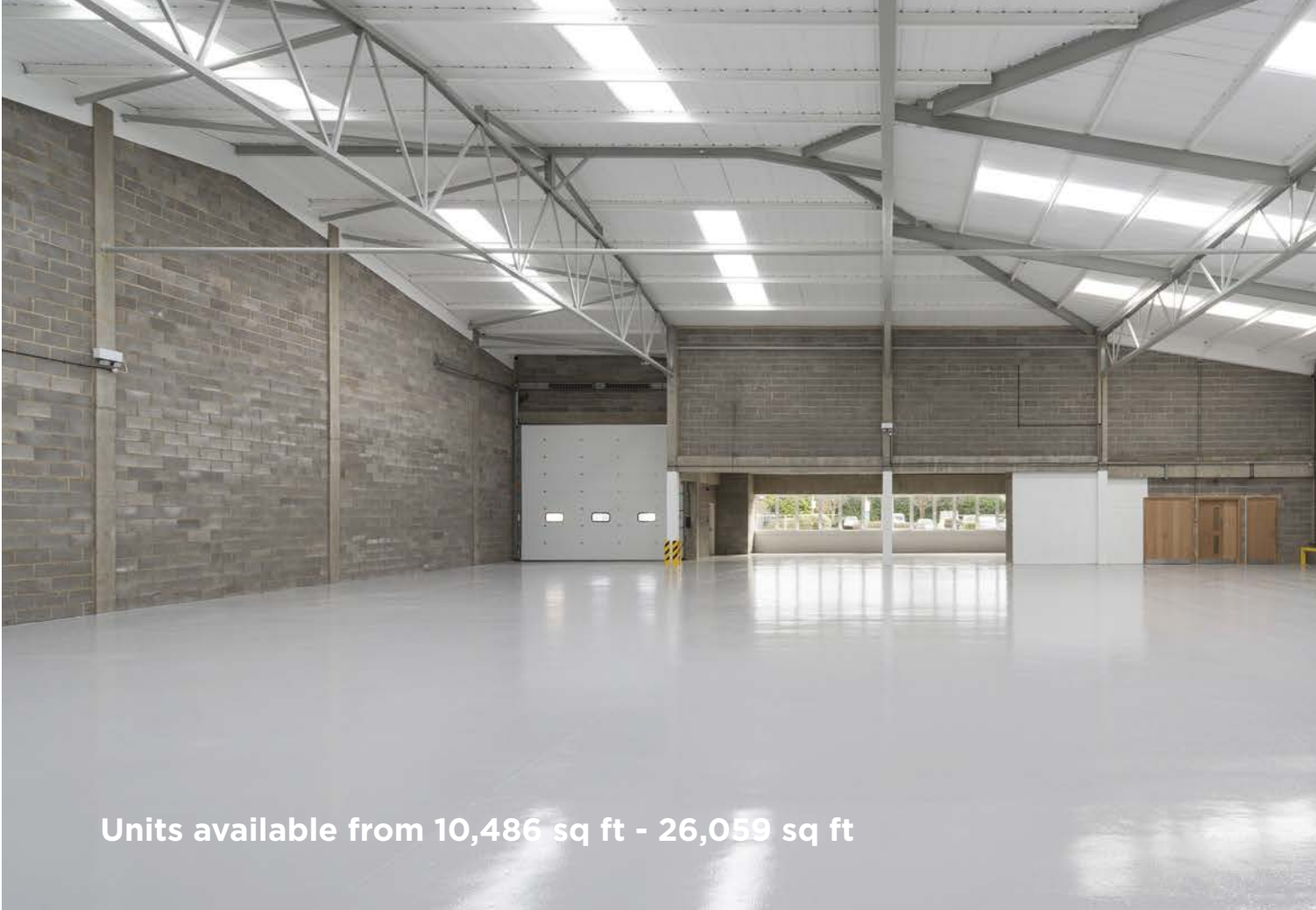
Warehouse

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

Office

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





Units available from 10,486 sq ft - 26,059 sq ft

