

HORTON ROAD | WEST DRAYTON
UB7 8HP

# WAREHOUSE / TRADE COUNTER UNITS FROM 5,209 SQ FT TO LET

**OCCUPIERS ALREADY ON THE ESTATE:** 















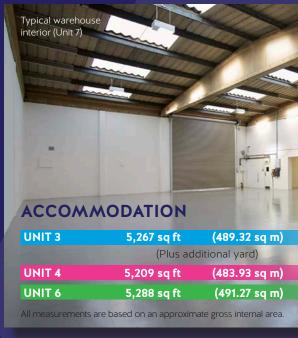














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# **DESCRIPTION**

Units 3, 4 and 6 are semi-detached trade counter / warehouse units, primarily of brick and block construction to concrete frames. Offices are on the first floor with loading access to the front. There is a generous loading apron and separate parking to the front of each unit. The units are refurbished. Occupiers on the Estate include HSS, Toolstation and Screwfix.



# **LOCATION**

Crown Business Centre is situated at the eastern end of Horton Road. The Horton Road Industrial area is accessed off the Stockley Road (A408 Stockley Bypass) which connects directly with the M4 (junction 4). This prime location is north of Heathrow Airport (2.7 miles) and provides access to both the M25 (junction 15, 3.8 miles) and Central London. West Drayton cross rail station is 0.75 miles (London Paddington 20 minutes).

# **FEATURES**

- **FULLY REFURBISHED**
- CLEAR HEIGHT 5.4M
- | FITTED OFFICES
- AMPLE ALLOCATED PARKING
- TRADE OCCUPIERS
- ELECTRICALLY OPERATED LOADING DOORS



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### A413 POTTERS BAR ₩40 • ENFIELD HIGH A10 YCOMBE MARLOW SLOUGH A4074 LONDÓN READING Heathrow nternational Airport A316 A205 A23 A322 ₩W3 ₩EYBRIDGE CAMBERLEY A24 EPSOM WOKING **ポM25** A331 GUILDFORD A287 REDHILL .

# **DRIVE TIMES**

### **ROAD**

DESTINATION	MILES*	TIMES*
M4/J4	1.5	4 mins
M25/J15	3.2	6 mins
A40/J1	5	14 mins
M40/J1A	8.2	11 mins
M3/J2	10.1	12 mins
M1/J1	14.8	27 mins
Central London	16.4	33 mins
West Drayton Cros Railway Station	ss 1.2	4 mins

### **AIRPORTS**

DESTINATION	MILES*	TIMES*
Heathrow	2.7	7 mins
Gatwick	42.1	42 mins
Stansted	63.4	1 hr 7 mins

<sup>\*</sup>Approximate figures. Source: Google Maps.

# **EPC RATINGS**

C - 61

# **TENURE**

New full repairing and insuring leases terms by arrangement.

# **VIEWING**

Strictly via appointment with the joint sole agents:





www.colliers.com/uk/industrial

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