



CROWN TRADE PARK

HORTON ROAD | WEST DRAYTON
UB7 8HP

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

OCCUPIERS ALREADY ON THE ESTATE:

arco

sally

HSS Hire

Hermes

SCREWFIX

TOOLSTATION

Controls

TEAM
air express

Topps Tiles
TILES FOR EVERYONE

omas
MECHANICAL AIR SUPPLIES LTD



Units 3 and 4



Typical warehouse interior (Unit 7)

ACCOMMODATION

UNIT 3	5,267 sq ft	(489.32 sq m)
	(Plus additional yard)	
UNIT 4	5,209 sq ft	(483.93 sq m)
UNIT 6	5,288 sq ft	(491.27 sq m)

All measurements are based on an approximate gross internal area.

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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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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 Cross	1.2	4 mins
Railway Station		

AIRPORTS

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

*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:



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