

360

STOCKLEY CLOSE

WEST DRAYTON | HEATHROW UB7 9BL



FULLY REFURBISHED DETACHED
WAREHOUSE / INDUSTRIAL UNIT
TO LET 35,681 SQFT (3,314.9 SQM)





360 STOCKLEY CLOSE

Fully refurbished high profile warehouse space available for immediate occupation.

- Close proximity to the M4 and M25, providing access to Heathrow Airport, Central London and the national motorway network
- Existing nearby occupiers include Amazon, Ocado, Adele Foods, Gate Gourmet, Greencore, Carrier Rentals and Heathrow Airport Limited
- Business hotspot with 202 of the UK's top 300 companies in close proximity
- Heathrow Airport is just 2 miles away
- Proximity to CrossRail

SPECIFICATION

- 8m clear eaves height
- 3 level-access loading doors
- 35kN/m² floor loading
- Self secure rear yard
- Contained car park providing minimum of 39 marked car parking spaces
- Fully fitted ground and first floor offices
- Raised access floors
- 3 Pipe VRF air conditioning (cooling & heating)
- Newly installed passenger lift
- EPC rating: B39

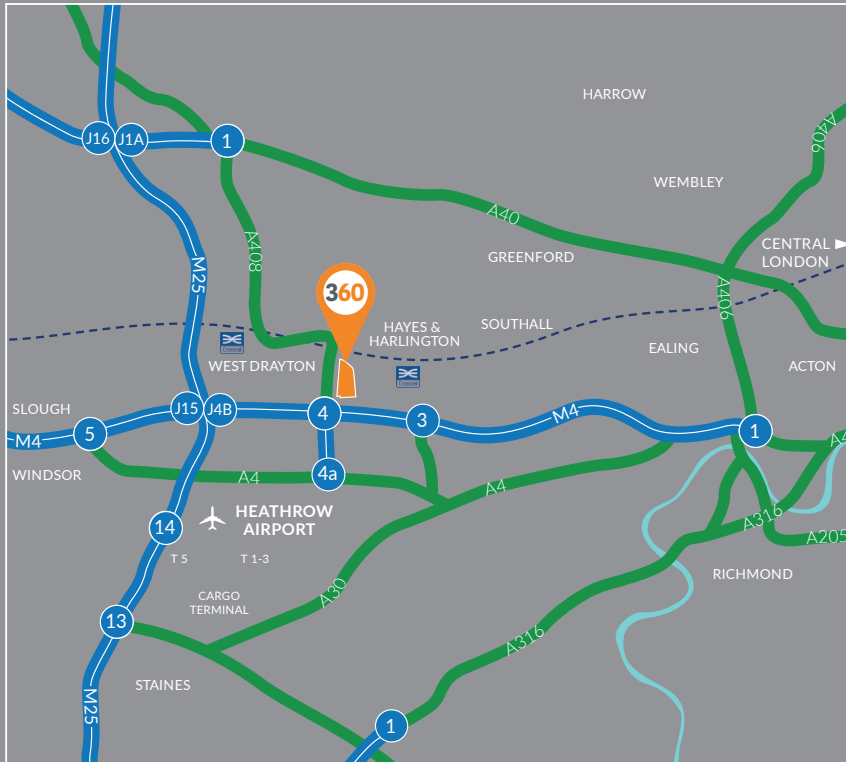
ACCOMMODATION

GROUND FLOOR WAREHOUSE	30,847 sq ft	2,865.8 sq m
FIRST FLOOR OFFICES	4,100 sq ft	380.9 sq m
SECOND FLOOR PLANT	734 sq ft	68.2 sq m
TOTAL	35,681 sq ft	3,314.9 sq m

The units will be on the basis of GEA measurement in accordance with the RICS Code of Measurement Practice



HEATHROW AIRPORT JUST 2 MILES AWAY...



DISTANCES

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



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