

**Unit C Horton Close**

West Drayton, UB7 8EB

**Industrial / Warehouse Unit with  
Side & Rear Yard****5,765 sq ft**

(535.59 sq m)

- Full Vacant possession
- No onward chain
- Secure yard to the side and rear
- 2x Roller shutter doors
- Clear height 4m rising to 4.7m
- 3 Phase power
- Loading bay
- Male & female WC's
- Ground & first floor office accommodation

## Summary

Available Size	5,765 sq ft
Price	Offers in excess of £1,325,000
Business Rates	Interested parties are advised to contact the local rating authority.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Location

The property is prominently situated on Horton Close within the West Drayton Industrial area just off the Stockley Road (A408 Stockley By-Pass), which connects directly with the M4 (Junction 4). This prime location just north of London Heathrow Airport provides ideal access to both the M25 (Junction 15) and Central London.

### Travel Distances:

M4 (Junction 4) - 1 Miles  
 M25 (Junction 15) - 3.8 Miles  
 Heathrow Airport Terminal 1,2 & 3 - 3.6 Miles  
 West Drayton Railway Station (London Paddington 20mins) - 1 Miles  
 West Drayton High Street - 0.8 Miles  
 Central London - 18 Miles

## Description

The premises comprise a light industrial / warehouse unit of steel portal frame construction with brick elevations beneath a pitched roof. A pedestrian entrance to the front of the unit allows access into the ground floor accommodation with access to the open plan warehouse gained via a roller shutter door serviced by a dedicated loading bay, to the first floor lies office accommodation. The unit further benefits from an additional electric roller shutter to the rear, secure yard to the side and rear elevation, 3 phase power, max eaves height of 4.7m and parking spaces to the front of the unit.

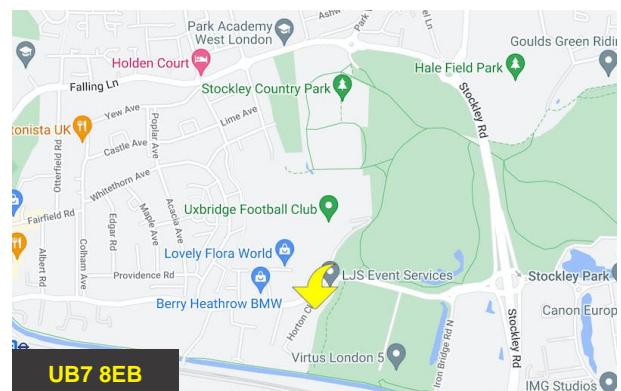
## Tenure

Freehold.

## Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	4,823	448.07
Ground Floor Office	471	43.76
First Floor Office	471	43.76
<b>TOTAL</b>	<b>5,765</b>	<b>535.59</b>
Approx. Side & Rear Yard	2,500	232.26



## Viewing & Further Information

### Jack Pay

020 3333 2222 | 07411 576313  
 jp@telsar.com

### Bal Panesar

020 3333 2222 | 07956 212020  
 bp@telsar.com