



Unit 11 Chancerygate Business Centre

Horton Close, West Drayton, UB7 8EW

Industrial/Warehouse Unit TO LET

3,701 sq ft
(343.83 sq m)

- Eaves height 6.1m, rising to 7.4m at the maximum
- Close proximity to West Drayton Railway Station
- 3 allocated parking spaces
- Dedicated loading bay
- 3-phase power

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Summary

Available Size	3,701 sq ft
Rent	Rent on application
Rates Payable	£28,080 per annum
Rateable Value	£58,500
Service Charge	£1.69 per sq ft
EPC Rating	Upon enquiry

Description

The property comprises a modern end of terrace, light industrial /warehouse unit. It is of steel portal frame construction benefitting from a pitched roof with profile metal cladding elevations. The unit benefits from an open plan warehouse, 3 phase power and 3 allocated parking spaces. The warehouse clear internal height is 6.1 metres rising to 7.4 metres.

Location

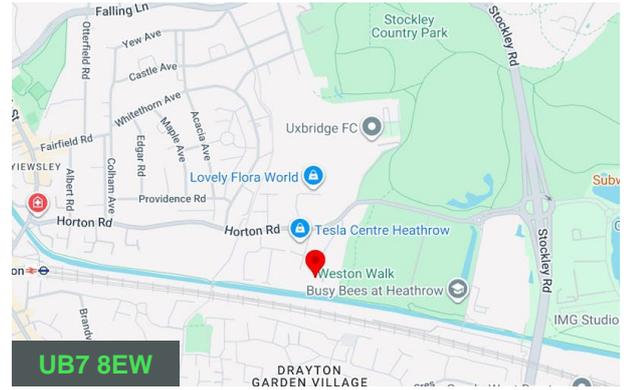
The property is situated on Horton Close within the West Drayton Industrial area just off the Stockley Road (A408 Stockley By-Pass), which connects directly with the M4 (Junction 4).

This prime location just north of London Heathrow Airport provides ideal access to both the M25 (Junction 15) and Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,282	212
1st - Offices	487	45.24
2nd - Offices	932	86.59
Total	3,701	343.83



Viewing & Further Information



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