

CROWN TRADE PARK

HORTON ROAD | WEST DRAYTON | UB7 8HP

LAST REMAINING UNIT
TO BE REFURBISHED
TRADE COUNTER/WAREHOUSE UNIT
3,776 SQ FT
TO LET

UNIT 10



← M4 J4b / M25 J15
West Drayton Station

HORTON ROAD

M4 J4 →

LOCATION

Crown Trade Park is well situated at the eastern end of Horton Road, the main routeway between West Drayton, and the Stockley bypass (A408). The A408 Stockley bypass connects Uxbridge and Hillingdon with the M4 and Heathrow Airport. These road connections provide excellent access to the M4 corridor into central London and out to Slough and the Thames Valley. The location is ideally suited to serve the Uxbridge / West Drayton / Hayes local areas.

West Drayton station is approximately 0.4 miles west along Horton Road with regular services into central London and out to Slough and Reading via Crossrail and Great Western Railway. The nearest tube station is 2.9 miles north at Uxbridge Underground, with services running on the Metropolitan and Piccadilly lines.

The park is a well established trade location with onsite and nearby occupiers including Screwfix, Toolstation, Howdens, BEW Electrical, Dulux Decorators Centre, Wolesley, John Guest amongst others.



DRIVE TIMES

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 Railway Station	1.2	4 mins

*Approximate figures. Source: Google Maps.



CROWN TRADE PARK

DESCRIPTION

Crown Trade Park comprises 3 terraces of modern trade/industrial/warehouse units with excellent prominence fronting Horton Road. The units are of steel portal frame construction with brick elevations. The units benefit from electric roller shutter loading doors, clear span warehouse space, undercroft storage and offices at first floor.

SPECIFICATION

Fully refurbished including:

- 3 phase power
- Prominent position on trade park
- 5.4m eaves rising to 7.2m
- Loading door 5.5m (H) x 5m (W)
- First floor offices
- Allocated parking



Images shows a fully refurbished Unit 5



ACCOMMODATION (GEA)

UNIT 10

Warehouse	3,210 sq ft
FF office	566 sq ft
TOTAL	3,776 sq ft

SUSTAINABILITY

Features include:

- New Kingspan insulated roof with 25 year guarantee
- Photovoltaic panels to roof
- 3.6 / 7.2 kW electric vehicle charging point
- LED "spaceship" lighting to warehouse
- Full removal of all asbestos

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TERMS

A new lease on terms to be agreed.

ENERGY PERFORMANCE RATING

Unit 10 – EPC A rating is anticipated following refurbishment.

VIEWINGS

Strictly by appointment with the sole agent.



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