

UNITS 3&4

HIGH ROAD, ZODIAC PARK
WEST DRAYTON UB8 2GU



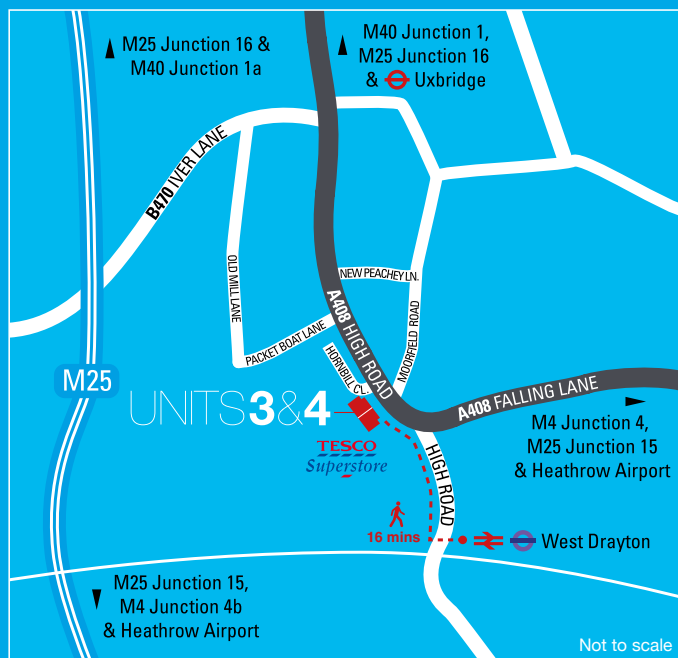
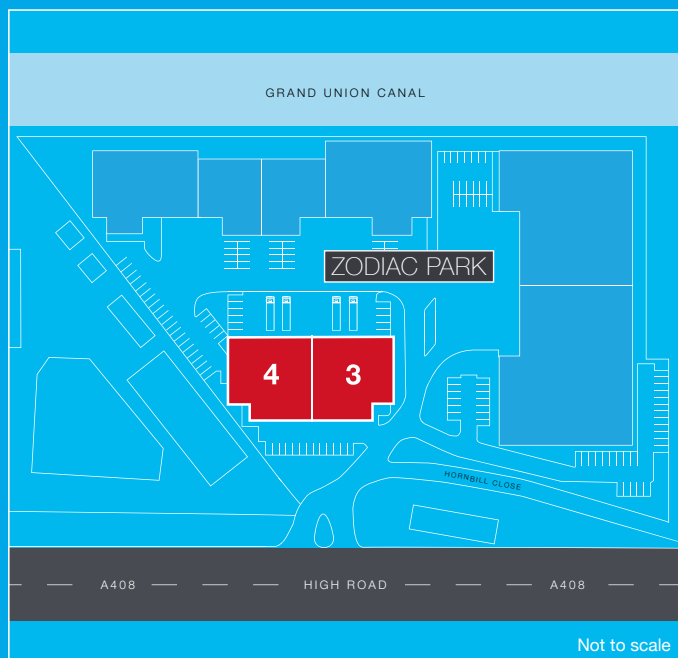
HIGH-QUALITY WAREHOUSE/INDUSTRIAL UNITS
TO BE REFURBISHED
11,012 - 22,024 sq ft (1,023 - 2,046 sq m)
TO LET

DESCRIPTION

Units 3 & 4 comprise modern detached prominent warehouse / trade units at the front of Zodiac Park facing onto the High Road, West Drayton. The units, to be extensively refurbished, can be occupied as a single detached warehouse or split to provide two prominent trade units.

- 8m eaves height
- Fully-fitted offices
- Gas fired central heating
- 4 level loading doors
- Good on-site parking
- Undercroft showroom space
- Fitted with lighting
- Potential to secure yard
- To be refurbished

UNIT	sq m	sq ft
Unit 3	1,023	11,012
Unit 4	1,023	11,012
Total GEA	2,046	22,024



LOCATION

Zodiac Park is strategically located on the A408 between the two towns of Uxbridge and West Drayton. The A408 provides direct access to Junction 4 of the M4 motorway on the Heathrow Spur Road.

The M25 and M4 motorways are within 5 minutes drive of Zodiac Park. There is a mainline train service that operates from West Drayton to London Paddington. There is also tube access via Piccadilly and Metropolitan lines at Uxbridge.

EPC

Rating - C.

CONTACT

For further information please contact the joint sole agents:

TERMS

Upon application.

Misrepresentation Act: The contents of this brochure are for guidance only; their accuracy cannot be guaranteed and they are expressly excluded from any contract. Finance Act 1989: Unless otherwise Stated, all prices and rents are quoted exclusive of value added tax (VAT). Any intending purchasers or leasees must satisfy themselves independently as to the incidence of VAT in the respect of any transaction. December 2020.

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DISTANCES

Heathrow Airport	2.5 miles
M4 Motorway - Junction 4	2 miles
M25 Motorway - Junction 15	4 miles
M40 Motorway - Junction 1	4 miles

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