



Unit 2B, Polar Park
West Drayton, UB7 0DG

**Industrial / warehouse unit
in key Heathrow location**

57,000 sq ft
(5,295.47 sq m)

- 8.5m to eaves
- 24/7 security
- 5 level access door
- 1 dock level door
- 50m yard depth
- Allocated parking spaces
- A/C to the offices
- Controlled entrance / exits

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Summary

Available Size	57,000 sq ft
Business Rates	On application
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The subject property consists of a semi detached unit of concrete frame construction totalling approx. 57,000 sq ft with a large secure yard. The yard is approx. 50m (depth) by 80m (width) with car parking to the side of the unit.

Polar Park benefits from a manned security gatehouse to the front of the estate.

Other occupiers on Polar Park include Circle Express, DHL and The Metropolitan Police.

Location

Polar Park is situated within a strong arterial road network to Central and Greater London, coupled with easy access to the principal M4, M25 and M3 motorways. It is ideally located for businesses requiring immediate access to Heathrow Cargo Terminal and the national motorway network.

The area is served by a network of major roads and motorways making it one of the most accessible business locations in the UK. Heathrow also benefits from unrivalled rail, underground and air links.

Accommodation

The accommodation comprises the following areas:

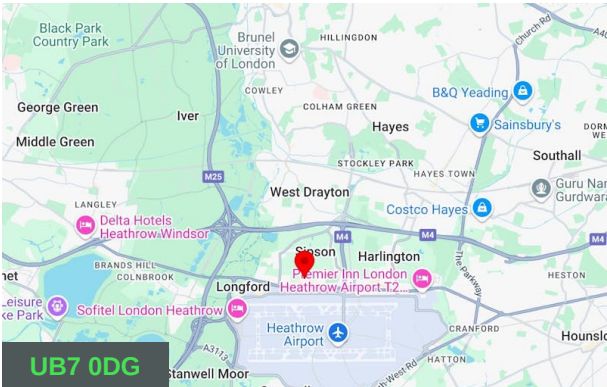
Name	sq ft	sq m	Availability
Ground - Warehouse	47,000	4,366.44	Available
Ground - Offices	10,000	929.03	Available
Total	57,000	5,295.47	

Viewings

Strictly by appointment via the sole agents.

Terms

Available by way of an assignment/ sub-lease of the existing lease with a lease expiry of the 29.12.2026. (Please note the lease is within the Landlord and Tenant Act 1954 (Part 2)) or a new lease directly with the Landlord.



Viewing & Further Information



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