

UNIT 8

HIGH ROAD, ZODIAC PARK
WEST DRAYTON UB8 2GU



HIGH-QUALITY WAREHOUSE/INDUSTRIAL UNIT

14,930 sq ft (1,387.04 sq m) **TO LET**

CLOSE PROXIMITY TO WEST DRAYTON & UXBRIDGE TOWN
CENTRES, M4 J4, M25 AND HEATHROW AIRPORT

DESCRIPTION

Unit 8 comprises a modern end of terrace industrial/warehouse/trade counter available for immediate occupation.

- 8m eaves height
- 2 level loading doors
- Undercroft showroom space
- Fully-fitted offices
- Gas fired central heating
- Potential to secure yard
- 3 phase electricity
- 21 on-site parking spaces
- LED lighting
- Generous WC provision and kitchenette

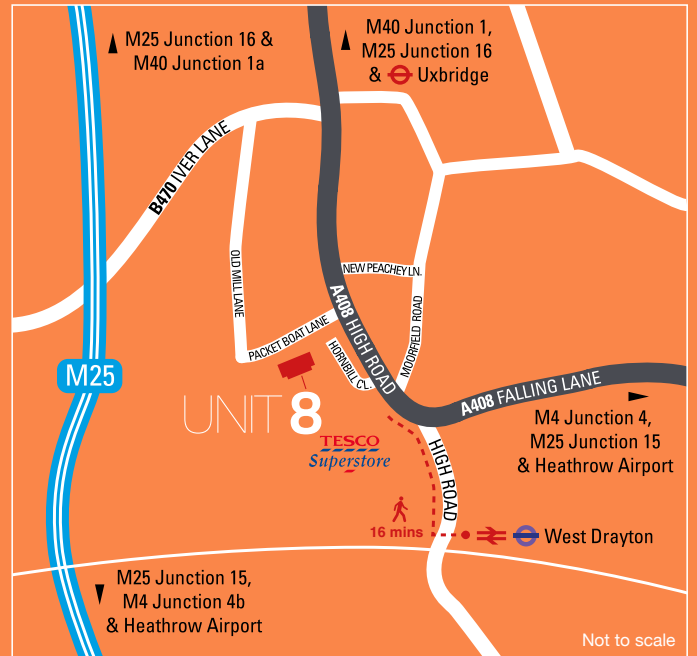
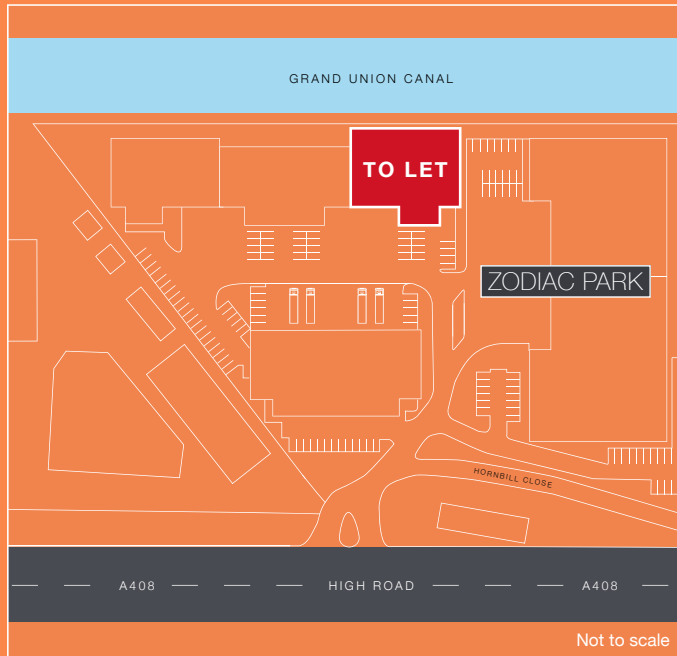
ACCOMMODATION	sq ft	sq m
Ground floor	13,380	1,243.04
First Floor Offices	1,550	144
Total GEA	14,930	1,387.04

EPC

Rating - C (64).

TERMS

Upon application.



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 and crossrail train service that operates from West Drayton to London Paddington. There is also tube access via Piccadilly and Metropolitan lines at Uxbridge.

DISTANCES

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

CONTACT

For further information please contact the sole agent:



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