

# TO LET

**E L WARREN & SONS,  
RIVERVIEW, DONKEY LANE,  
WEST DRAYTON, UB7 7HQ**



## Substantial Yard & Warehouse Buildings

27,000 ft<sup>2</sup> of concrete hardstanding & 13,000 ft<sup>2</sup> of warehouse buildings.

### | Key Features

- 3.5 miles from Heathrow Airport
- 2 miles from junction four of the M4 Motorway and 2 miles from the M25 motorway
- B2 / B8 Use
- Situated within a self-contained site of 1.7 acres.

**For further information, please contact:**

  
**david charles**  
property consultants

George Moriarty - 020 8429 9003  
george@davidcharles.co.uk

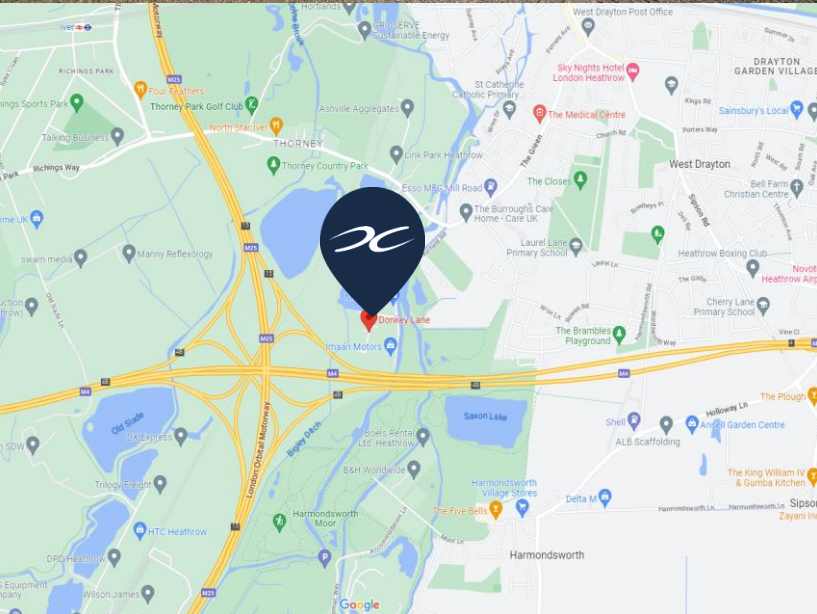
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## The Property

The property comprises a former Timber Yard and warehouse premises that have been occupied by EL Warren & Sons for a number of years. The site has been used for storage and sale of timber since 1975 and it is understood the site falls within class B2 and B8 of the Use Class Order. The commercial buildings comprise of an office / trade counter and a warehouse premises that situated around the perimeter of the site which leads into the main yard.

## Location

The property is located on the north side of Donkey Lane at its junction with Cricketfield Road, West Drayton. It is approximately 1.5 miles from Yewisley town centre and West Drayton main line station. Junction 4 of the M4 motorway is approximately 2 miles to the east offering easy access to the M25 and the national motorway network. Heathrow airport is approximately 3.5 miles to the south.

## Tenure

The yard and commercial buildings are available way of a new lease for a term by arrangement.

## Rent

£325,000.00 per annum exclusive.

## Business Rates

The rateable value for the site for 2023/24 is £90,500.00 and the rates payable for the forthcoming year are £10,789.00 due to transitional relief in place.

## Viewings

Strictly through appointments with sole agents only:-

**George Moriarty Bsc (Hons)**

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