



Units 6, 7 & 8 Berrite Industrial Estate

Iron Bridge Road, West Drayton, UB7 8HY

**New Build Industrial / Warehouse
Units Under Construction Ready
for Occupation September 2026**

4,522 to 13,696 sq ft

(420.11 to 1,272.40 sq m)

- Eaves Height 6.0m > 8.3m
- 1 x Loading Door Per Unit
- 19 Car Parking Spaces with Adjacent Yard
- Front & Side Loading
- EPC Target A
- Secure Estate
- In close proximity to M4 J4 and Heathrow Airport

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Summary

Available Size 4,522 to 13,696 sq ft

EPC Rating A

Location

Berrite Industrial Estate forms part of a well established industrial area in West Drayton. The M4 (J4) is 1.6 miles away and a 5 minute drive. West Drayton Town Centre and new Elizabeth Line Station is 1.3 miles away and a 5 minute drive. The station is also within walking distance (20 minutes) along the Grand Union Canal. Heathrow's Cargo Terminal is a 20 minute drive.

Nearby Occupiers include, Teslar, Mercedes, BMW Mini, Screwfix, Howden & Toolstation.

Accommodation

Comprising the following Gross External GEA Floor Areas

Name	sq ft	sq m
Unit - 6	4,641	431.16
Unit - 7	4,533	421.13
Unit - 8	4,522	420.11
Total	13,696	1,272.40

Specification

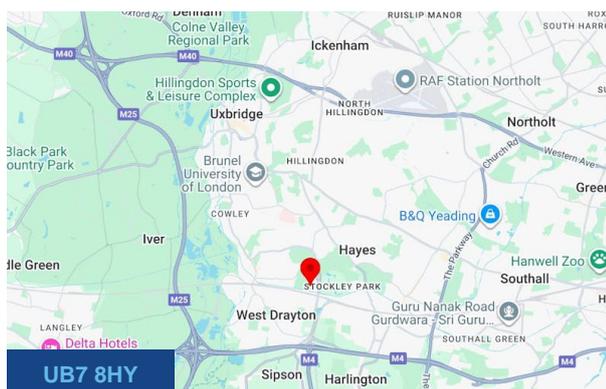
- Newly Constructed Ready to Occupy September 2026
- Eaves Height 6.0m > 8.3m
- Sandstone Brick / Grey Profile Clad Elevations
- Grey Profile Clad Pitched Roofs incorporating Rooflights
- Glazing to all Windows and Doors in Grey Frames
- 2 x Loading Doors Per Unit
- Secure Compounds & 19 Car Parking Spaces
- Front & Side Loading
- Canopied Personnel Entrances
- Offices with Kitchenettes
- 3 Phase Electricity 100 Amps 69kVA Per Unit
- LED Lighting
- 24/7 Access / Use
- Target EPC Rating: A
- In close Proximity to M4 J4 and Heathrow Airport
- Units 6 & 7 can be combined to provide 9,174 sq ft
- See Indicative CGI images

Terms

Available by way of a new Full Repairing and Insuring FRI Lease on terms to be agreed.

Viewings

Strictly by appointment via the joint agents GN2 and COGENT REAL ESTATE



Viewing & Further Information



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