



**4 Liddall Way**  
West Drayton, UB7 8PG

**Warehouse / Trade Counter  
Unit to Let with Roadside  
Prominence in Well  
Established Trade and Car  
Dealership Location**

**4,222 sq ft**  
(392.24 sq m)

- Trade Counter Unit with Prominent Roadside Frontage
- Eaves Height 4.5m > 5.5m
- 1 x Loading Door 4.166m (W) x 3.55m (H)
- 10 Minutes Drive from M4 (J4)
- In Walking Distance of West Drayton Elizabeth Line
- To Be Extensively Refurbished

Summary

|                |               |
|----------------|---------------|
| Available Size | 4,222 sq ft   |
| Rent           | £22 per sq ft |
| EPC Rating     | C (67)        |

Location

Liddall Way is prominently located on Horton Road in West Drayton.

The M4 (J4) is a 10 minute drive and West Drayton Town Centre and new Elizabeth Line Train Station is a 15 minute walk. Heathrow Airport is located 2 miles away.

Liddall Way form parts of a well established Trade Counter/Retail/Industrial location with nearby occupiers including Teslar, Mercedes, BMW Mini, Screwfix, Toolstation, Howden, Dulux and Wolseley.

Accommodation

Comprising the following Gross Internal GIA Floor Areas:

| Name                                | Floor/Unit | sq ft | sq m   |
|-------------------------------------|------------|-------|--------|
| Unit - Warehouse / Ancillary Office | Unit       | 4,222 | 392.24 |
| Total                               |            | 4,222 | 392.24 |

Specification

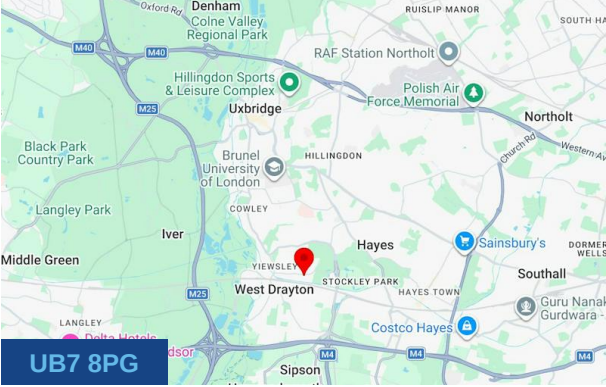
- Trade Counter Unit with Roadside Prominence
- Eaves Height 4.5m rising to 5.5m
- 1 x Loading Door 4.166m (W) x 3.55m (H)
- 3 Phase 100 Amp Power
- GF Offices
- WC Facilities
- Double Glazed Windows
- Security Shutter to Personnel Entrance
- Trade Counter Entrance
- Generous Loading Bay
- 6 Allocated Parking Spaces
- Roadside Frontage overlooking the busy Horton Road
- In Close Proximity to West Drayton Town Centre, M4 and Heathrow Airport
- Unit 4 is to be fully refurbished
- See Rightmove Commercial link to Unit 2 as an indicative refurbishment example
- <https://www.rightmove.co.uk/properties/773365166509520>

Terms

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

Viewings

Strictly by appointment via the joint sole agents TELSAR and COGENT REAL ESTATE



Viewing & Further Information



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