



Unit 6 & 7 Berrite Industrial Estate
Iron Bridge Road, West Drayton, UB7 8HY

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

9,174 sq ft

(852.29 sq m)

- Eaves Height 6.0m > 8.3m
- 2 x Loading Doors
- Allocated Parking Spaces with 2 x Adjacent Yards
- Front & Side Loading
- EPC Target A
- Secure Estate
- In close proximity to M4 J4 and Heathrow Airport

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Summary

Available Size 9,174 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 - Unit 6 & 7	9,174	852.29
Total	9,174	852.29

Specification

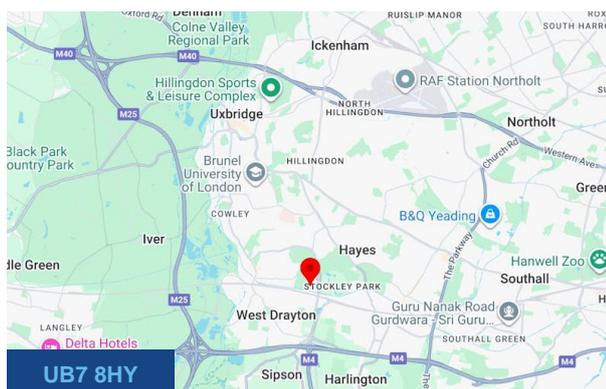
- Newly Constructed Ready to Occupy September 2026
- Eaves Height 6.0m > 8.3m
- Sandstone Brick / Grey Profile Clad Elevations
- Grey Profile Clad Pitched Roofs incorporating Rooflights
- Glazing to all Windows and Doors in Grey Frames
- 2 x Loading Doors
- Allocated Parking and 2 x Yards
- Front & Side 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
- 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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