



2 Liddall Way
West Drayton, UB7 8PG

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

3,181 sq ft

(295.52 sq m)

- Eaves Height 4.5m > 5.5m
- 1 x Electric Loading Door
- Generous Loading Bay
- 6 Allocated Car Parking Spaces
- To Be Newly Refurbished

Summary

Available Size	3,181 sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

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	sq ft	sq m
Unit - Warehouse	2,794	259.57
Unit - GF Offices	387	35.95
Total	3,181	295.52

Specification

- Mid Terrace Industrial / Warehouse Unit
- Eaves Height 4.5m rising to 5.5m
- 1 x Electric Roller Shutter Door
- 3 Phase 100 Amp Power
- Warehouse Lighting
- GF Purpose Built Offices
- Electric Wall Mounted Heaters
- Kitchenette & WC Facilities
- Double Glazed Windows
- Security Shutter to Personnel 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

Terms

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



Viewing & Further Information



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