

TAVISTOCK WORKS

TAVISTOCK ROAD, WEST DRAYTON, UB7 7QX

FOREST
REAL ESTATE

FOR SALE

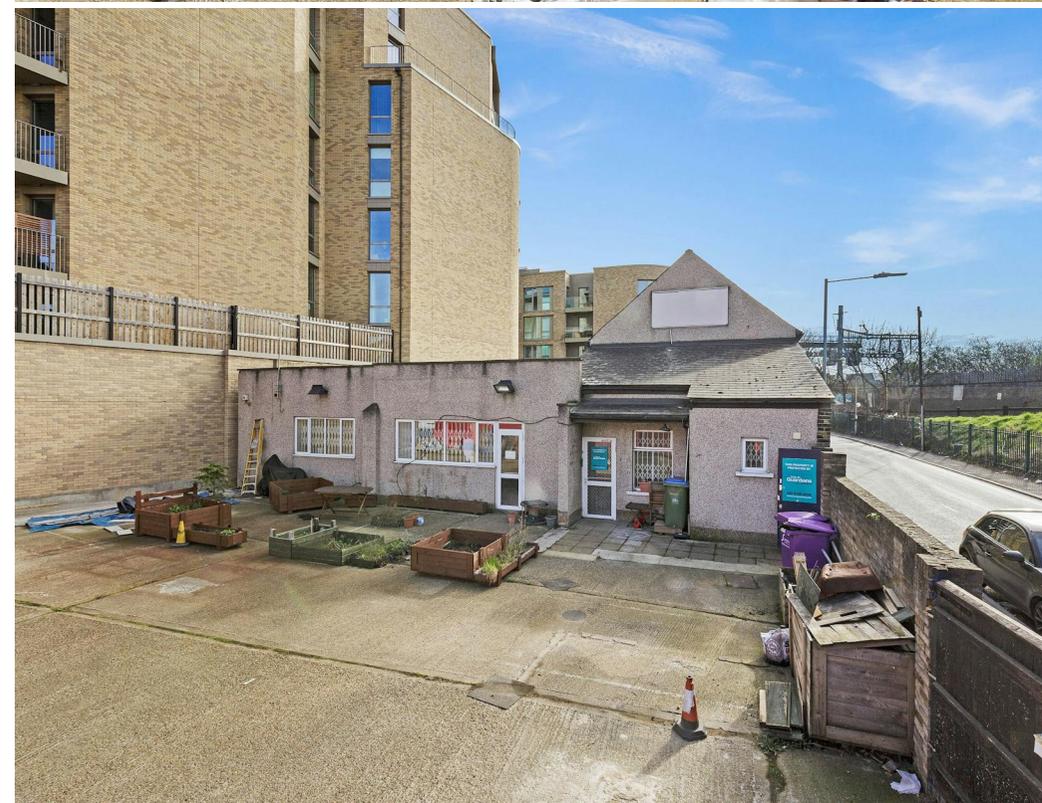
4,695 SQ FT

Freehold Warehouse Available for Sale in West Drayton.

Key Features

- Ideal for storage occupiers
- Private Gated Yard (3,323 ft²)
- Parking 15 Cars
- Air Conditioning
- Windows on 3 Aspects
- Perimeter Trunking
- Use Class E
- Future Redevelopment Potential

Tavistock Works, Tavistock Road
West Drayton, UB7 7QX





Description

This detached property is set over ground and first floors and would suit office, light industrial and leisure occupiers. There is a large, gated forecourt area ideal for parking up to 15 cars or as an outdoor ancillary area, and a smaller outdoor space at the rear.

The property is mostly carpeted throughout with the kitchen and a work space having concrete floors. Windows on 3 aspects allow for plenty of natural light.

Benefitting from use class E, the site is suitable to a wide variety of occupiers.

Location

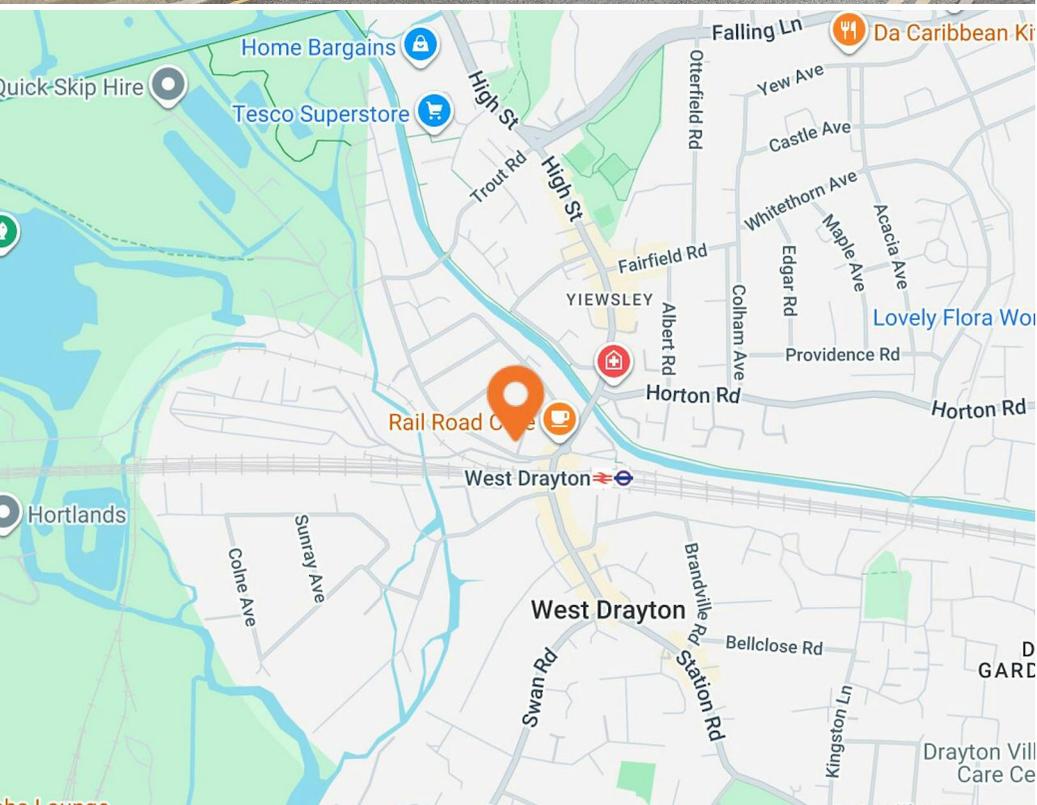
This property is situated very close to West Drayton Station (Great Western Rail and TfL Rail) just off the Grand Union Canal and 3 miles from Heathrow Airport.

This property is a 6 minute drive to the M4 and within 10 minutes from the M25.

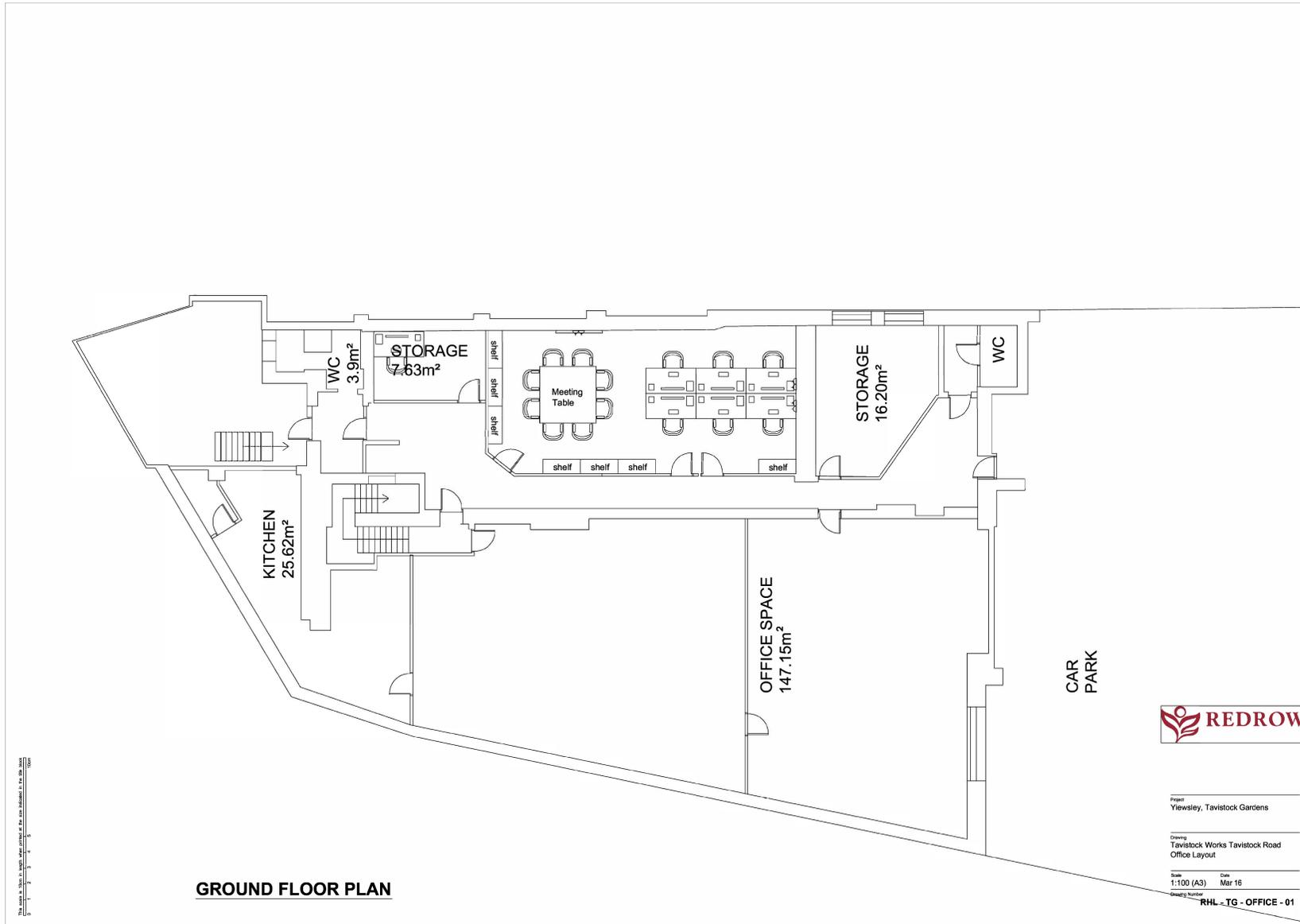
Planning

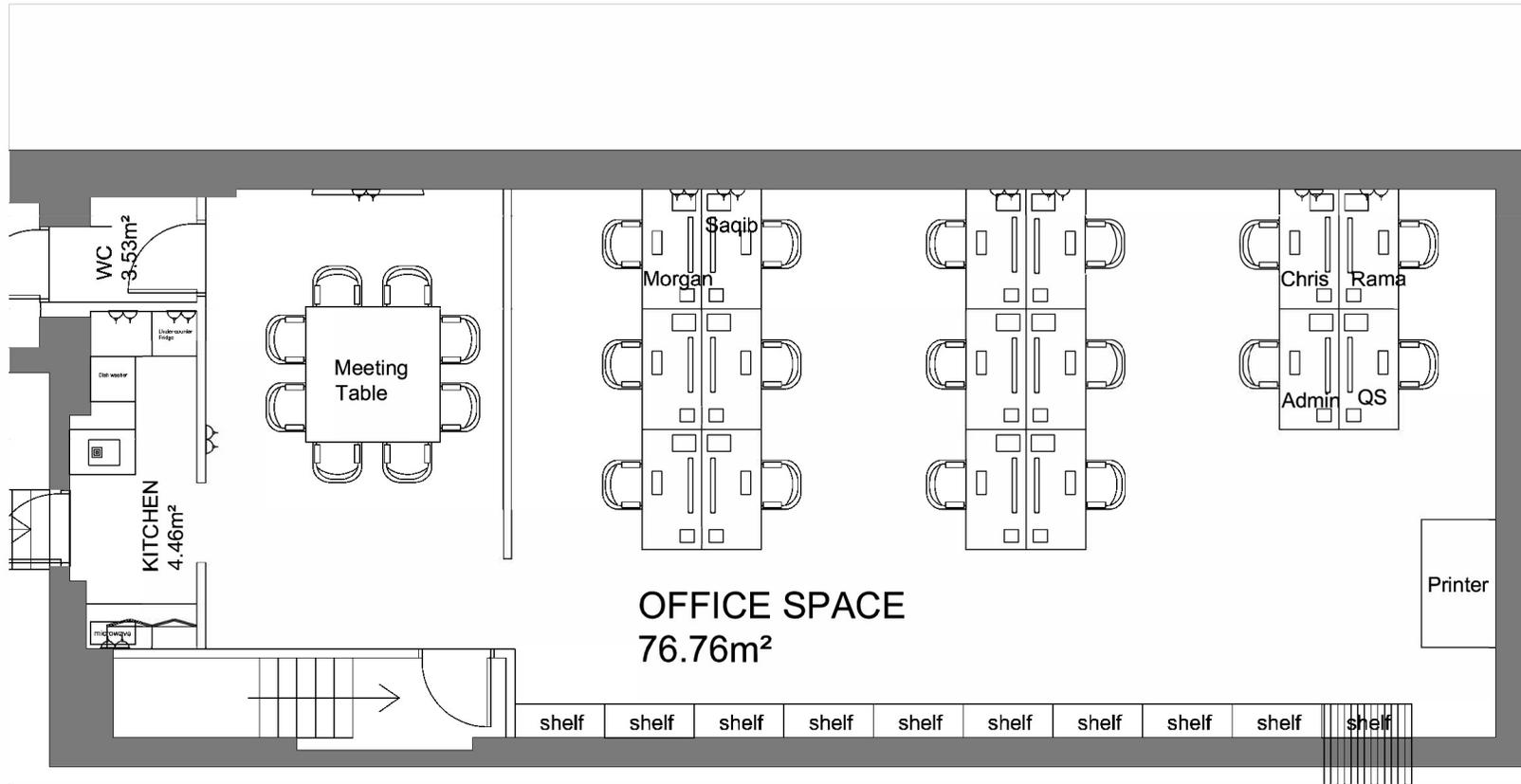
The London Borough of Hillingdon have granted planning permission (Ref: PP 21/4991/FUL) for the demolition of existing building comprising 32 residential units.

The total number of units was subsequently increased to 38 under two s73 applications. (35810/APP/2024/1651) & (35810/APP/2024/243).









FIRST FLOOR PLAN



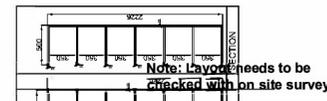
Project:
Yewley, Tavistock Gardens

Drawing:
Tavistock Works Tavistock Road
Office Layout

Scale:
1:50 (A3)

Date:
Mar 16

Drawing Number:
RHL - TG - OFFICE - 01



Availability

The accommodation comprises of the following

Name	sq ft	sq m
Ground	3,744	347.83
1st	951	88.35
Total	4,695	436.18
Price	£1,850,000	
Rates	£26,880 per annum This is an estimate provided from the VOA for April 2026 - April 2027.	
Service Charge	N/A	
VAT	Applicable	
EPC	E (101)	

Contact

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