



Unit 2 Crown Trade Park

Horton Road, West Drayton, UB7 8HZ

Semi Detached Trade Counter Warehouse With Dedicated Secure Yard In Well Established Trade And Car Showroom Retailer Location

4,984 sq ft
(463.03 sq m)

- Newly Refurbished Ready to Occupy
- Eaves Height 5.4m > 7.2m
- 1 x Loading Door 5.5m (H) x 5.0m (W)
- 6 Allocated Parking Spaces
- 10 Minute drive from M4 J4
- 10 Minute walk to West Drayton Elizabeth Line
- Secure Yard

Summary

Available Size	4,984 sq ft
Rent	£24 per sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Crown Trade Park is situated at the eastern end of Horton Road. The Horton Road industrial area is accessed off the Stockley Road (A408 Stockley Bypass) which connects directly with the M4 (Jct4). This prime location is north of Heathrow Airport (2.7 miles) and provides access to both the M25 J15 (3.8 miles) and Central London. West Drayton railway station providing Elizabeth Line services into Central London is within walking distance.

The park is a well established trade location with onsite and nearby occupiers including Screwfix, Toolstation, Howdens, CEF, Williams Trade Supplies, The Window Store, Dulux Decorators Centre, Wolesley, John Guest amongst others.

Accommodation

Comprising the following Gross External GEA Floor Areas:

Name	sq ft	sq m
Unit - Warehouse / Ancillary	4,408	409.52
Unit - First Floor Office	576	53.51
Total	4,984	463.03

Specification

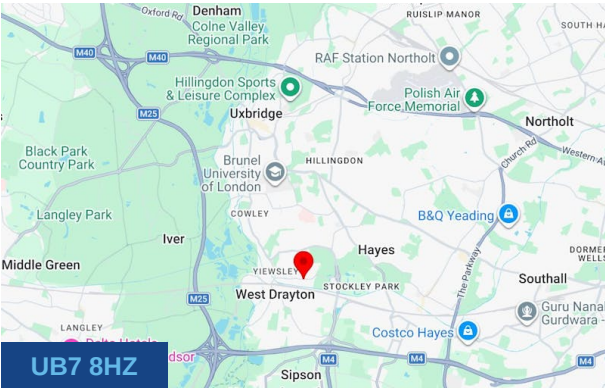
- Newly Refurbished Ready To Occupy
- Semi Detached Trade Counter Warehouse
- Eaves Height 5.81m
- 1 x Loading Door 5.5m (H) x 5.0m (W)
- 3 Phase 100 Amp Power
- First Floor Offices
- LED Warehouse Lighting
- Separate Male / Female WCs
- 6 Allocated Parking Spaces
- Secure Fenced / Gated Yard
- Established Trade Counter Location
- Home to an array of National Trade Occupiers and Car Showroom Retailers
- 10 Minute Drive From M4 (J4)
- 10 Minute Walk From West Drayton Elizabeth Line
- In Close Proximity To M4, M25, A40 & Heathrow Airport

Terms

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

Viewings

Strictly through the joint sole agents JLL and COGENT REAL ESTATE



Viewing & Further Information



Tom Lowther
07939 836117
tl@cogentre.co.uk



Alex Adjei
07346 809 962
aa@cogentre.co.uk

Thomas Bond (JLL)

07709 500397
thomas.bond@jll.com