

# TAVISTOCK WORKS

TAVISTOCK ROAD, WEST DRAYTON, UB7 7QX

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FOREST  
REAL ESTATE

**TO LET**

**4,695 SQ FT**

**AVAILABLE ON SHORT TERM BASIS ONLY.  
1 YEAR LEASE WITH A 6 MONTH BREAK  
CLAUSE**

## **Key Features**

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- Ideal for storage occupiers
- Private Courtyard Included
- Parking 15 Cars
- Air Conditioning
- Windows on 3 Aspects
- Perimeter Trunking
- Security Grills



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## Description

### SHORT TERM LET ONLY

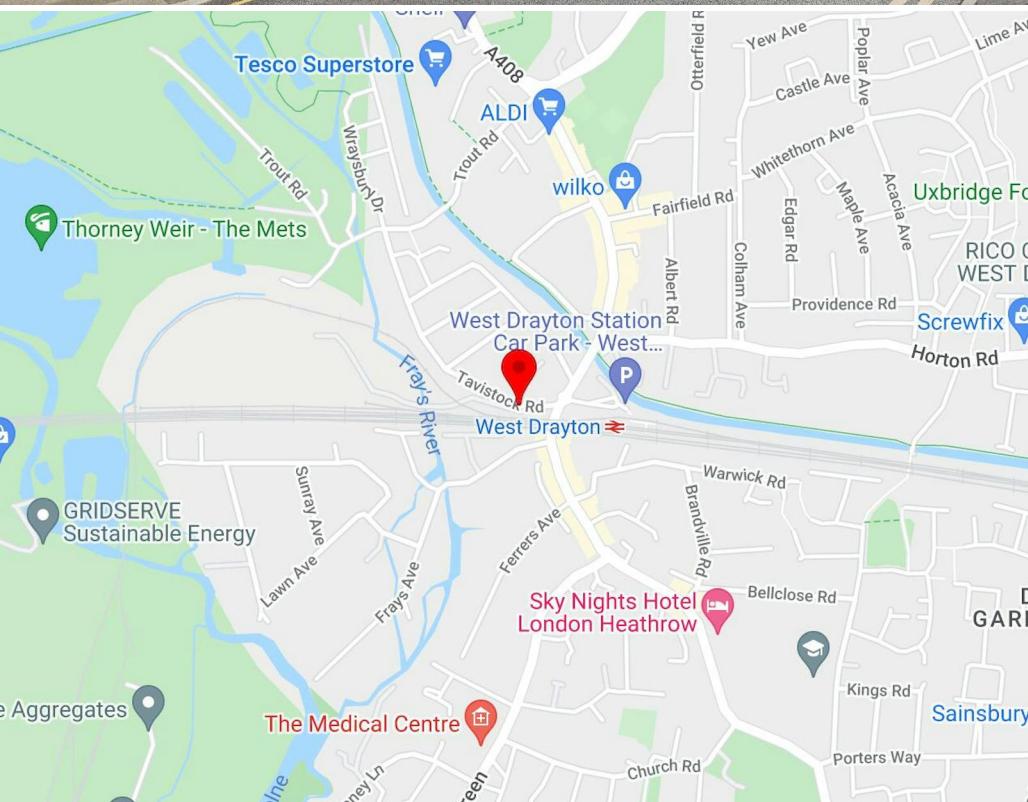
This detached property is set over ground and first floors and would suit office, light industrial and leisure occupiers. There is a large, gated forecourt area ideal for parking up to 15 cars or as an outdoor ancillary area, and a smaller outdoor space at the rear.

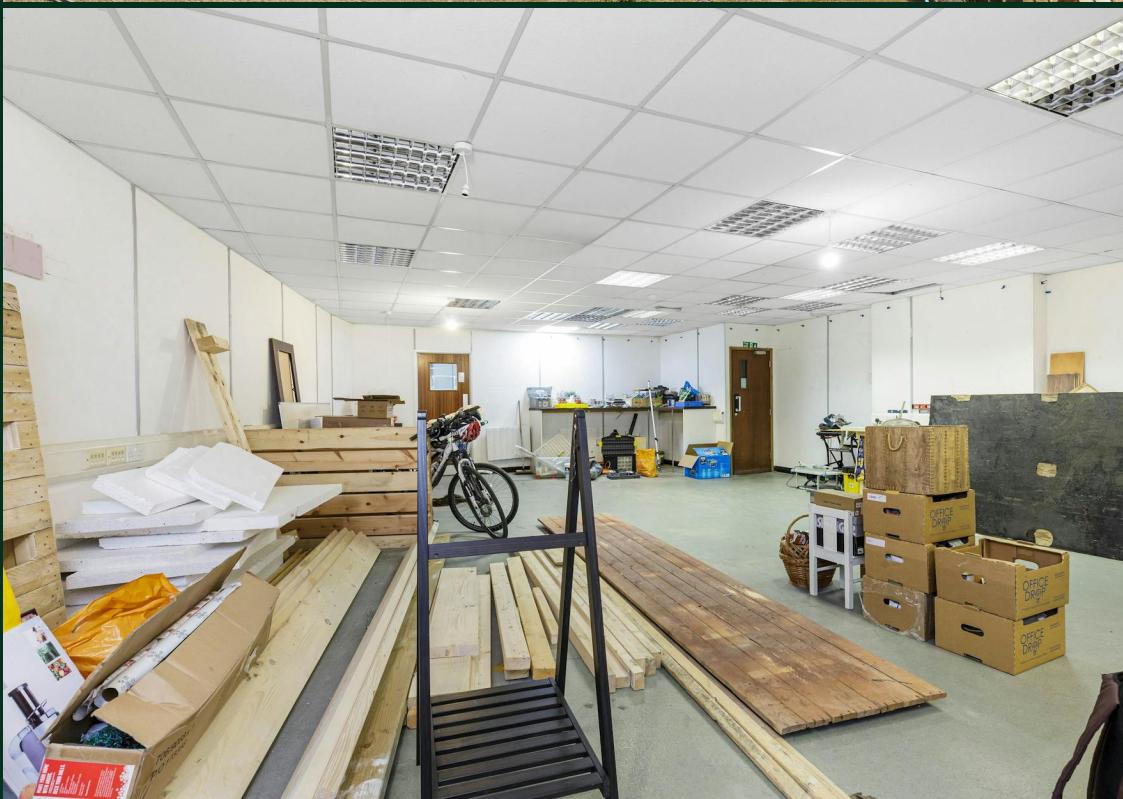
The property is mostly carpeted throughout with the kitchen and a work space having concrete floors. Windows on 3 aspects allow for plenty of natural light.

## 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.





# Availability

The accommodation comprises of the following

Name	sq ft	sq m
Ground	3,744	347.83
1st	951	88.35
<b>Total</b>	<b>4,695</b>	<b>436.18</b>

<b>Lease</b>	New Lease
<b>Rent</b>	£25,000 per annum
<b>Rates</b>	£21,332.25 per annum Prospective tenants should make their own enquiries to the London Borough of Hillingdon
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC</b>	E (101)

# Contact

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