



Trout Road Industrial Estate

Trout Road, West Drayton, UB7 7SN

Open Storage Yard Available on Flexible Terms

6,775 sq ft
(629.42 sq m)

- Secure, Enclosed Yard
- Predominantly Tarmac Surface
- Level, Ready-to-Use Site
- Competitive low rent storage space
- M4 Motorway (2 Miles)
- Heathrow Airport (3 Miles)
- Established Industrial Location

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Summary

Available Size	6,775 sq ft
Rent	£48,500 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

Description

The site comprises a self-contained open storage yard extending to approximately 6,775 sq ft (629.42 sq m), with a predominantly tarmac surface suitable for immediate operational use. The yard is enclosed and provides a secure, level area ideal for vehicle storage, container storage, or general trade/open storage use. Access is via a dedicated entrance, and the site benefits from its position within the established Trout Road Industrial Estate, offering flexible occupation on competitive terms.

Location

The property is located on Trout Road within the established Trout Road Industrial Estate, West Drayton. The premises are approximately 1 mile from Yiewsley town centre and West Drayton mainline station, providing access to regular rail services into Central London and the wider area.

Junction 4 of the M4 motorway is approximately 2 miles to the east, providing convenient access to the M25 and the national motorway network. Heathrow Airport is approximately 3 miles to the south, making the property well located for both local and national transport links.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant will be responsible for these costs.



Viewing & Further Information



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