



MULTIPLE SITES AVAILABLE

HOUNSLOW, LANGLEY, WEST DRAYTON, LADBROKE GROVE



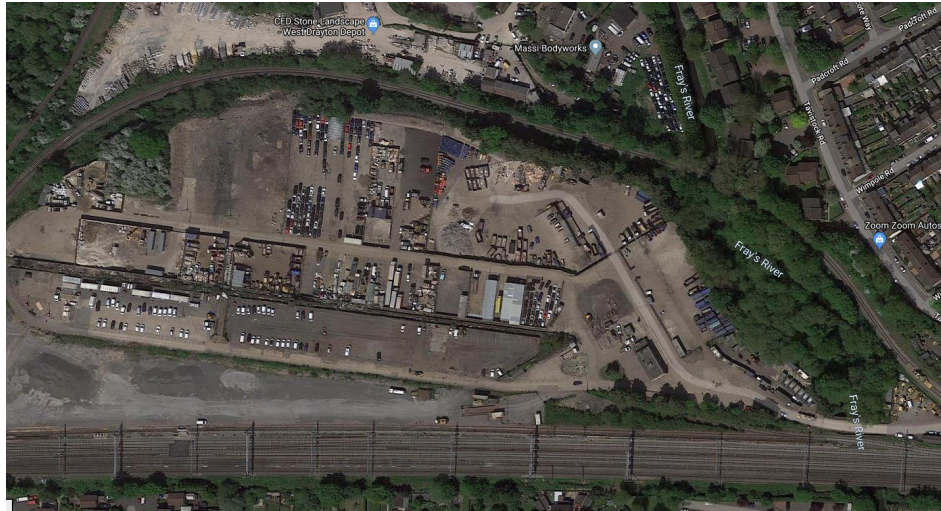
01895 813344

colliers.com/uk/industrial

Patrick Rosso:
Mobile: 07825 571048
Phone: 01895 457714
Email: Patrick.rosso@colliers.com

Isa Naem:
Mobile: 07889 432972
Phone: 01895 457726
Email: isa.naem@colliers.com

West Drayton Coal Depot, Tavistock Road, West Drayton, UB7 7QT



LOCATION

The site benefits from easy access to the M4 Motorway via Junction 4 situated approximately 2 miles South which in turn provides onward access to both the national motorway network and Central London.

Heathrow Airport Cargo Terminals are located approximately 6 miles south and can be accessed either via the M4/M25 or via Station Road and the A3044 Hatch Lane.

West Drayton Railway Station is within 0.1 mile, offering routes towards Central London via London Paddington Station and Reading.

LEASE TERMS

28 day rolling licence.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

DESCRIPTION

The Open Storage yard benefits from on site amenities and 24 hour on site security, areas are available as per the schedule displayed.

First floor office accommodation is also available on site.

KEY FEATURES

- 24 hour on site security
- Power and Water facilities provided
- Restricted Access to site

BUSINESS RATES

£0.60 per sq ft

RENT

Open Storage Areas- £6.50 per sq ft
Office accommodation- £9.00 per sq ft

VAT

Applicable

AREAS

	Sq Ft	Sq M
Area 1	7,833	727.71
Area 2	10,426	968.61
Area 3	5,726	531.96
Area 4	3,194	296.73
TOTAL	27,179	2525.01
Office Accommodation	1,619	150.41



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Isa Naeem:

Mobile: 07889 432972

Phone: 01895 457726

Email: isa.naeem@colliers.com

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