

To Let

To be Refurbished

Industrial / Warehouse Unit

14,062 Sq Ft 1,306.39 Sq M



5 Horton Industrial Park

West Drayton UB7 8JD



SPACE FOR SUCCESS



UB7 8JD

5 Horton Industrial Park

Unit 5 comprises a modern detached industrial / warehouse unit of steel portal frame construction with brick elevations. The unit is to be refurbished throughout to provide clear span warehouse space with ancillary first floor offices.

Unit 5	Sq Ft (GEA)	Sq M (GEA)
Warehouse	10,932.66	1,015.65
First Floor Offices	3,129.58	290.74
Total	14,062.24	1,306.39



6M Eaves Height



Electric Roller Shutter Door



Shared Large Yard



To be Refurbished



Open Plan Office Space



De-gasifying Unit



Heating and Cooling to Office



Dual EV Charging Points



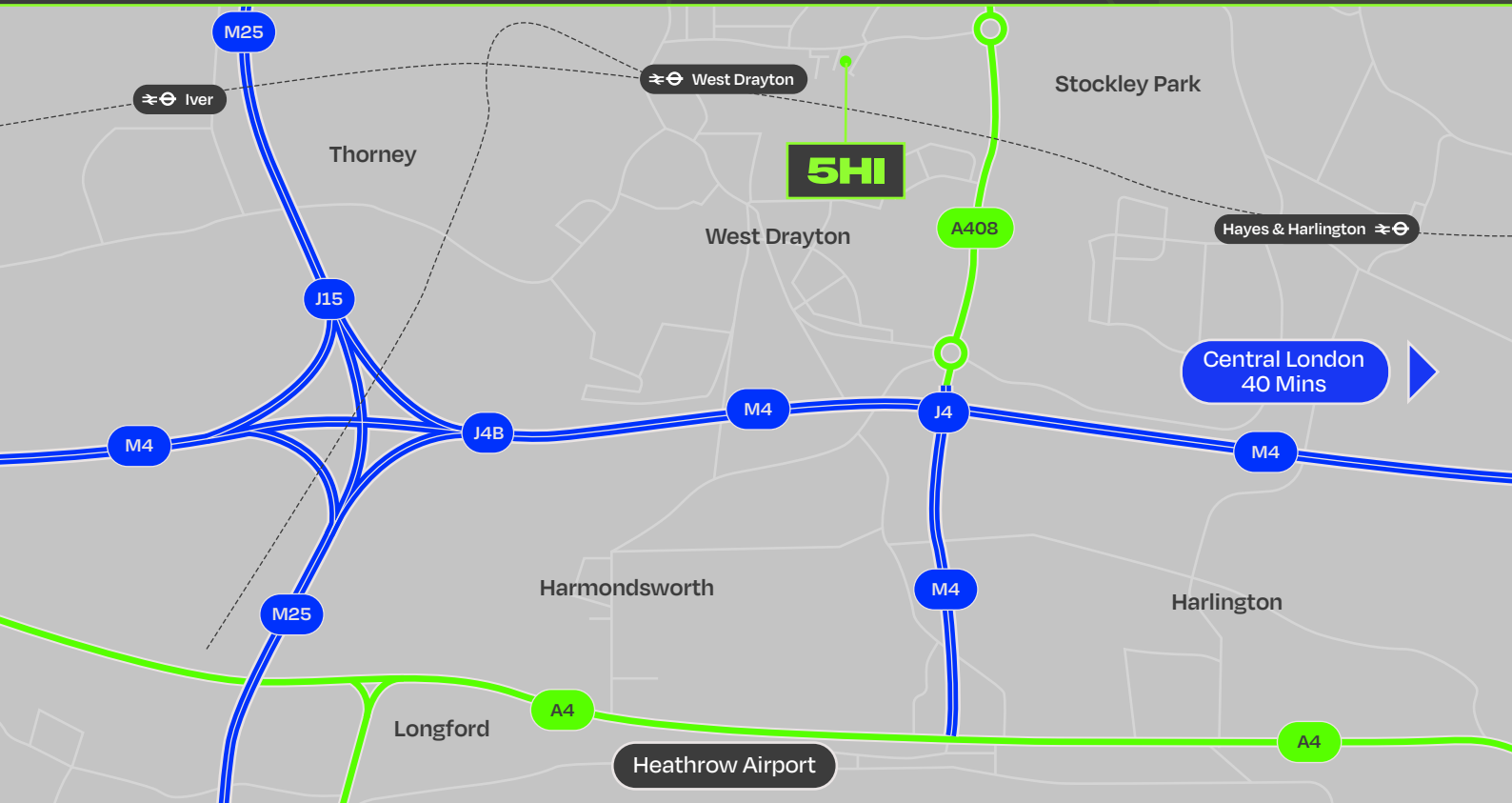
PV Systems on Roofs



New LED Lighting

Neighbouring Companies Include;





Horton Road in West Drayton offers a prime industrial location with excellent connectivity and amenities. Positioned as a key thoroughfare, it links Yiewsley, West Drayton, Stockley Park, and Hayes, with direct access to the A408 Stockley Road.

West Drayton benefits from superb road links, with the M4 (J4) just 1.5 miles south, and the M25 within easy reach. Additionally, West Drayton railway station provides Elizabeth Line services to London Paddington and Central London in under 25 minutes.

Viewings - Strictly through the joint sole agents

Terms - A new FRI lease is available directly from the Landlord

For further information:

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Drive Times

Miles

Minutes

Drive Times	Miles	Minutes
West Drayton Station (Elizabeth Line)	0.9	4
M4 J4	1.6	5
M25 J15	3.3	7
Heathrow Airport	5.7	14
Central London	17.1	36

Rent - Upon Application

AVIVA