

UNIT 4, NORTH POINT BUSINESS CENTRE WEST DRAYTON, GREATER LONDON UB7 8JL



Industrial Warehouse to let West Drayton benefitting from a generous loading apron and parking area to the front.

INDUSTRIAL

TO LET

22,710 SQ FT

(2,109.83 SQ M)

- 7.2 eaves height
- 2 electric loading doors
- LED lighting
- Gasblower heaters
- Ancillary office accommodation with reception

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OVERVIEW

| | |
|----------------|---------------------|
| Available Size | 22,710 sq ft |
| Rent | Rent on Application |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon Enquiry |

DESCRIPTION

North Point Business Centre is a modern industrial scheme on Horton Road, to the north of Heathrow Airport, close to Stockley Park and South of Uxbridge. Horton Road, is just off the A437, leading to junction 4 of the M4 (2 miles) providing excellent access to Central London and westwards along the M4. The M25 is approximately 3.6 miles away. West Drayton station is approximately 1/2 mile from the property with services into London Paddington and Reading but will also benefit from Crossrail services.

The modern end of terrace unit is of steel portal frame construction, with panel cladding to the front elevation. Office accommodation is located to the first floor with WC's on each floor and undercroft/storage located on the ground floor.

ACCOMMODATION

The accommodation comprises of the following

| Name | Sq ft | Sq m | Availability |
|-------------------------------|--------|----------|--------------|
| Unit - Reception & Undercroft | 2,566 | 238.39 | Available |
| 1st - Office | 2,436 | 226.31 | Available |
| Unit - Warehouse | 17,708 | 1,645.13 | Available |
| Total | 22,710 | 2,109.83 | |



VIEWING & FURTHER INFORMATION

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