

195A CROWN BUSINESS CENTRE, HORTON ROAD, WEST DRAYTON UB7 8HP

ADJACENCIES INCLUDE TOPPS TILES | SCREWFIX | TOOLSTATION

TO LET



■ Prime established commercial location

■ Highly accessible via M4 and M25 (J15)

■ Prominent roadside unit located to front of the estate

■ 415.9 sq m (4,478 sq ft) over ground and first floor

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DESCRIPTION

Unit 195a comprises a semi-detached, trade counter/warehouse unit situated to the front of the Crown Business Centre with roadside visibility. Other occupiers on the scheme include; Topps Tiles, Screwfix, Toolstation, ARCO and HSS.

Internally, the unit is configured to provide a warehouse to the front with a clear height of 5.4 meters, with servicing access via an electric roller shutter onto an associated yard/car park to the front of the unit. Fitted offices are provided at first floor level to the rear and includes kitchenette. WC's are provided at ground level via a corridor to the rear.

LOCATION

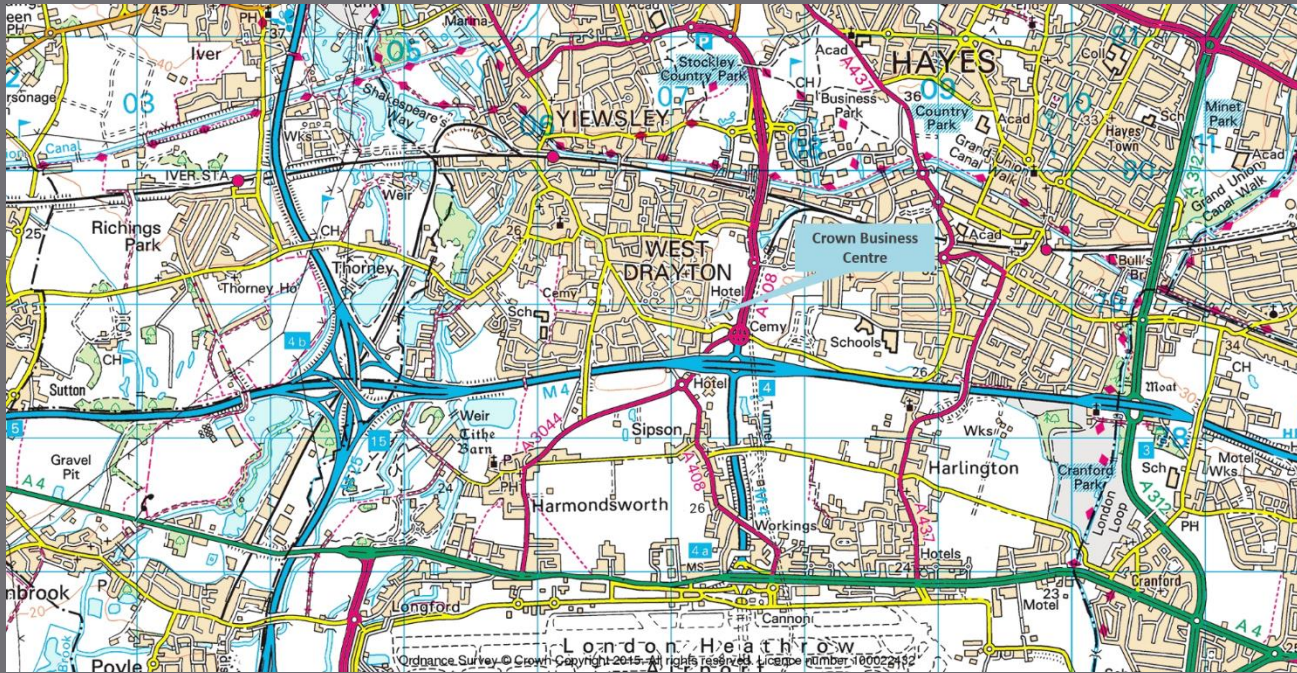
West Drayton is located in the London Borough of Hillingdon, situated approximately 3.8 miles north of Heathrow Airport and 16.9 miles west of Central London.

The unit forms part of the Crown Business Centre, which is located to north of West Drayton on Horton Road, an established commercial area. The Horton Road Industrial Area is conveniently accessible via Stockley Road (A408), which links directly to the M4 to the south and the M25 via Junction 15, approximately 3.8 miles south west.

TENURE

The property is available by way of an under lease or a new lease direct from the landlord subject to negotiation. Further details available on request.

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ACCOMMODATION

The property comprises the following approximate floor areas:

	Sq m	Sq ft
GROUND FLOOR	293.4	3,160
FIRST FLOOR OFFICE	122.5	1,318
TOTAL	415.9	4,478

PLANNING

The current planning consent provides for use of the premises within Class B8 of the Town & Country Planning (Use Classes) Order 1987.

Alternative uses will be considered subject to planning and superior landlord's consent. Interested parties should make their own enquiries with the London Borough of Hillingdon.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



RATING

The property is currently in the process of being reassessed following the completion of subdivision works.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at: www.gov.uk/calculate-your-business-rates.

ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be made available to interested parties.

VIEWING

Through arrangement with the joint agents, contact details below:



JOSH TYLER
CURSON SOWERBY PARTNERS
0207 199 2971
josh@cspetail.com



ANDREW VEITCH
MONTAGU EVANS
0131 221 2453
Andrew.Veitch@Montagu-Evans.co.uk

