

WAREHOUSE / INDUSTRIAL UNIT – TO LET
3,182 – 6,664 SQ FT.



LOCATION

Liddall Way Industrial Estate is located in West Drayton Middlesex (West London), a well-established industrial location. Liddall Way is accessed via Horton Road, just off the A408 Stockley Road. West Drayton station is within 5 minutes walking distance of the estate, providing regular services to London Paddington.

The A408 Stockley Road provides excellent access to Uxbridge town centre, the A40, M4, M25 and M40. Heathrow Airport is located within 2 miles of the property.

DESCRIPTION

The property comprises a modern, high quality warehouse and is located on a well-established and secure estate. Externally there is loading and parking.

SPECIFICATION

- Eaves height: 5.3m
- Allocated parking and loading area
- 1 level access loading door
- Column free warehouse
- Units available together or individually
- Three phase power and gas
- Well-established industrial estate / area

CONTACT

Sam Baly
e: Sam.Baly@cbre.com
t: 07825 218 088

Ryan Anderson
e: Ryan.Anderson@cbre.com
t: 07833 299 439

SUBJECT TO CONTRACT – August 2020

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Units 8&9 Liddall Way Industrial Estate West Drayton, UB7 8PG



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ACCOMODATION SCHEDULE

	SQ FT	SQ M
Unit 8	3,682	342
Unit 9	3,182	296
TOTAL	6,664	638

EPC RATING

Unit 8 – D-80

Unit 9 – E-102

TERMS

The property is available by way of sub-lease / assignment expiring in December 2023. Alternatively a new lease may be available direct from the landlord (subject to covenant).

RENT

On application.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the sole agents.

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