



Kitchener House Warwick Road West Drayton UB7 9BS

Price £650,000 Leasehold

- Large new retail/office unit • By West Drayton railway station • 199 year lease from 2016

LOCATION: Situated by the south entrance to West Drayton railway station with Elizabeth Line service to central London. London Heathrow Airport and the motorway network are within short motoring distance.

DESCRIPTION: A new ground floor retail/office unit (Class E) suitable for a variety of uses (but not as a restaurant, takeaway or drinking establishment) with a total area of just over 2,600 sq ft (241.5 sq m). Extensive frontage. Shell and core finish. No allocated parking.

LEASE: 199 years from 1st January 2016. No ground rent payable. Subject to a service charge.

PRICE: For sale leasehold at an asking price of £650,000.

BUSINESS RATES: The rateable value for the unit remains to be assessed.

EPC RATING: B (30)

VIEWING: Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.