

Industrial/office building for sale with new short term income

ROSE
WILLIAMS

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Williams



Technology House, 215 High Street, West Drayton UB7 7QP

12,939 sq ft

Summary

- Located in the Greater London suburb of West Drayton with excellent access to the motorways, train station and Heathrow Airport.
- A hybrid industrial/office two storey unit with excellent car parking to front and full height storage to the rear.
- The property measures 1,202.1 sq m (12,939 sq ft) GIA.
- The property is let in its entirety to Dataquest (Heathrow) Limited on a lease expiring on 29th October 2025 at a rent of £192,000 per annum exclusive.

The tenant Dataquest (Heathrow) Limited (Company Number: 01900317) has a turnover of nearly £17m.

We are instructed to seek offers in excess of £2.45m, subject to contract and exclusive of VAT for our client's freehold interest.



Location

Technology House is located in West Drayton, Yiewsley which is in the London Borough of Hillingdon in the county of Middlesex. The M4 motorway is within approx. 1 mile and the M25 just 3 miles to the south-west. Uxbridge is a short drive north (4 miles) whilst London Heathrow is 2 miles to the south.

West Drayton Station (0.6 miles distant) benefits from being an Elizabeth Line stop and provides fast and frequent trains into Central London.

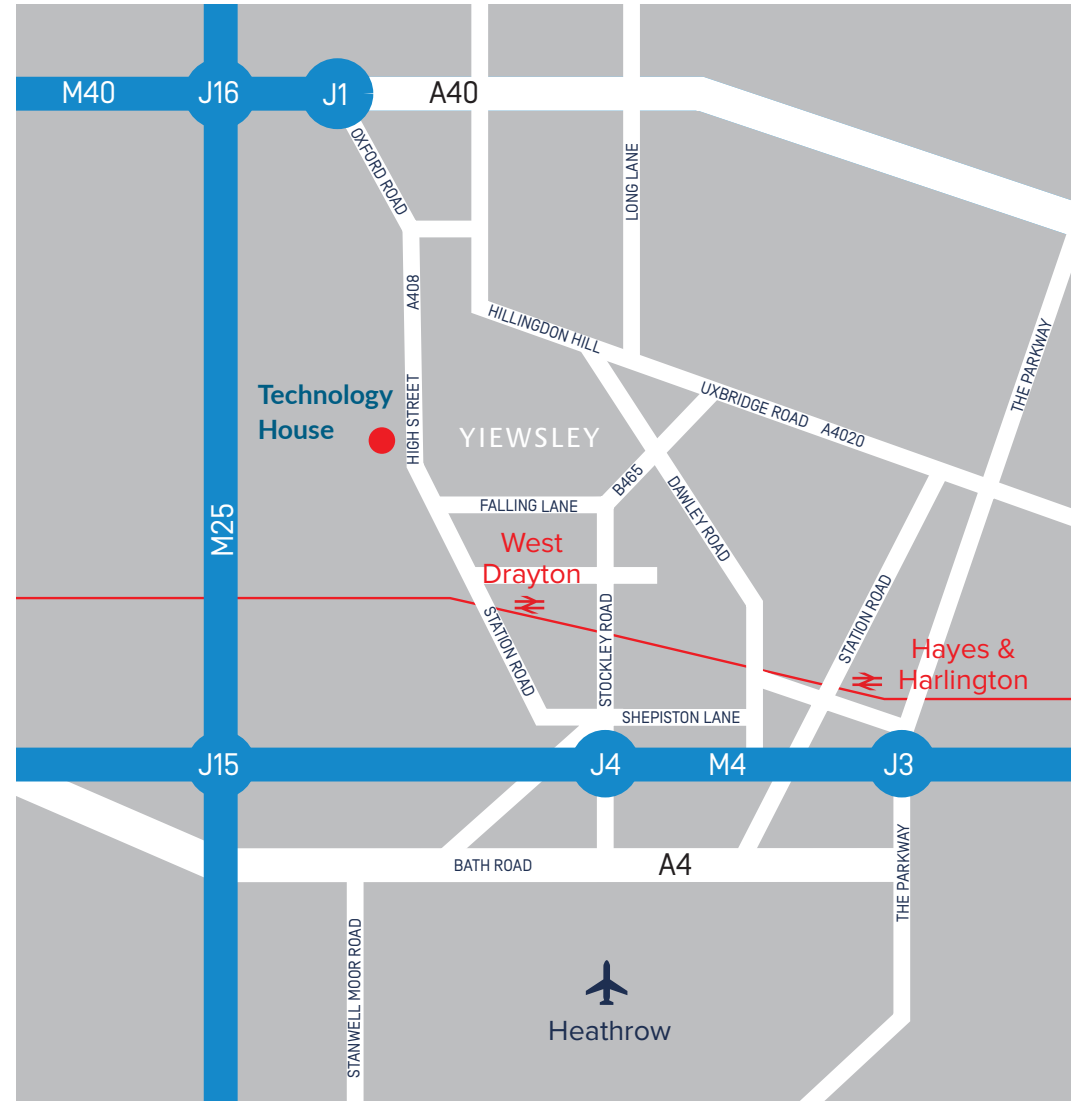
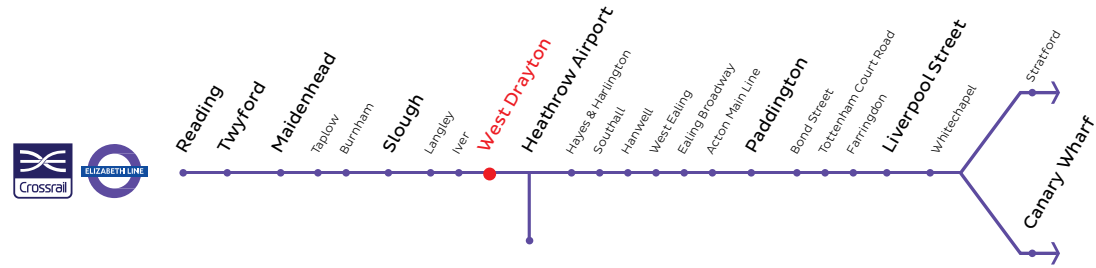


Situation

The property is situated just off High Street (A408) and accessed through the Shell petrol station forecourt. Technology House sits between a Tesco Superstore and a potential residential development site owned by Taylor Wimpey where they have submitted a planning application for the construction of 233 apartments – see Taylor Wimpey website: www.taylorwimpey.co.uk/proposed-developments/england/london/west-drayton/yiewsley

Within the area, there are also a number of amenities including Tesco, Aldi, Argos, Currys PC World and Pets at Home. The nearby High Street also provides a number of shops, restaurants and cafes/takeaways.

TECHNOLOGY HOUSE, 215 HIGH STREET, WEST DRAYTON UB7 7QP



Description

Technology House is a purpose built two-storey business unit which is believed to have been built in 1996. The property is of steel portal frame construction with aluminium and brick cladding. The first floor is made from cast in situ concrete.

The ground floor is arranged as offices, meeting rooms, kitchen and toilets and generally benefits from comfort cooling, fluorescent lighting, carpeting and datapoints within the office areas. The remainder of the ground floor is used as storage, offices, and server room as well as male and female WCs. The rear portion of the unit is a full height storage area and has an eaves height of 5.57m. Double doors to the front of the property allow loading/ unloading.

The first floor is predominantly used as office accommodation which in the main is open plan. In addition, there is a small kitchen, staff amenity area, reception and WC.

To front of the unit, there are 22 designated parking spaces.

Accommodation

The property was measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor	Use	sq m	sq ft
Ground floor	Office/ storage	549.8	5,918
Ground floor	Full height storage	100.1	1,077
First floor	Office	552.2	5,944
TOTAL (GIA)		1,202.1	12,939



EPC

Rating C - 66.

VAT

The property is elected for VAT.

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Proposal

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Contacts



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