

# TAVISTOCK WORKS

TAVISTOCK ROAD, WEST DRAYTON, UB7 7QX

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FOREST  
REAL ESTATE



# TO LET

## 4,695 SQ FT

**\*SHORT TERM LEASE\* Detached Building With Large Gated Yard.**

### Key Features

- Short Term Lease Available
- Private Courtyard Included
- Air Conditioning
- Perimeter Trunking
- Ideal for storage occupiers
- Parking 15 Cars
- Windows on 3 Aspects
- Security Grills

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## Description

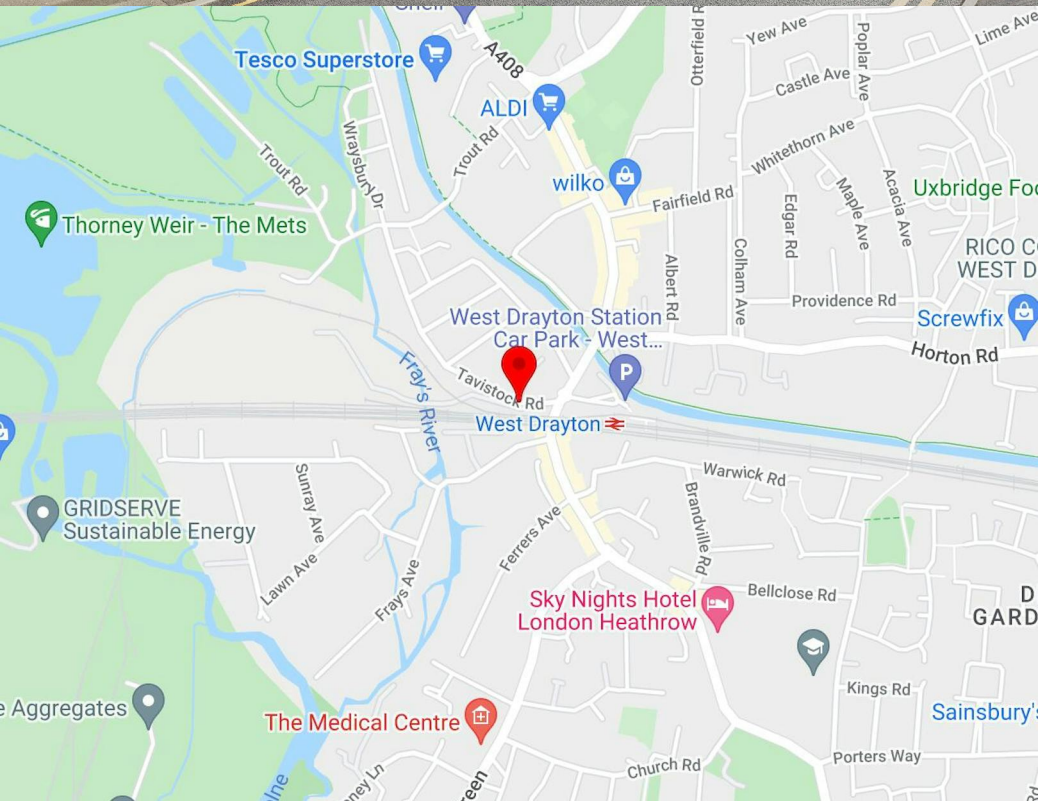
This detached property is set over ground and first floors and would suit office, light industrial and leisure occupiers. There is a large, gated forecourt area ideal for parking up to 15 cars or as an outdoor ancillary area, and a smaller outdoor space at the rear.

The property is mostly carpeted throughout with the kitchen and a work space having concrete floors. Windows on 3 aspects allow for plenty of natural light.

## Location

This property is situated very close to West Drayton Station (Great Western Rail and TfL Rail) just off the Grand Union Canal and 3 miles from Heathrow Airport.

This property is a 6 minute drive to the M4 and within 10 minutes from the M25.









# Availability

The accommodation comprises of the following

Name	sq ft	sq m
Ground	3,744	347.83
1st	951	88.35
<b>Total</b>	<b>4,695</b>	<b>436.18</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£28,500 per annum	
<b>Rates</b>	£19,711 per annum Prospective tenants should make their own enquiries to the London Borough of Hillingdon	
<b>Service Charge</b>	N/A	
<b>VAT</b>	Applicable	
<b>EPC</b>	E (101)	

# Contact

## Zach Forest

020 3370 4470 | 07890 209 397  
zach@forestrealestate.co.uk

## Cormac Sears

020 3355 1555 | 07850 399 627  
cormac@forestrealestate.co.uk

## North West London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

## East London Office

18a Victoria Park Square, London, E2 9PB  
020 3370 4470

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

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