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# UNIT 7

HIGH ROAD . ZODIAC PARK  
WEST DRAYTON UB8 2GU



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MODERN INDUSTRIAL / WAREHOUSE UNIT

7,370 sq ft (684.70 sq m) **TO LET**

CLOSE PROXIMITY TO WEST DRAYTON & UXBRIDGE TOWN  
CENTRES, M4 J4, M25 AND HEATHROW AIRPORT

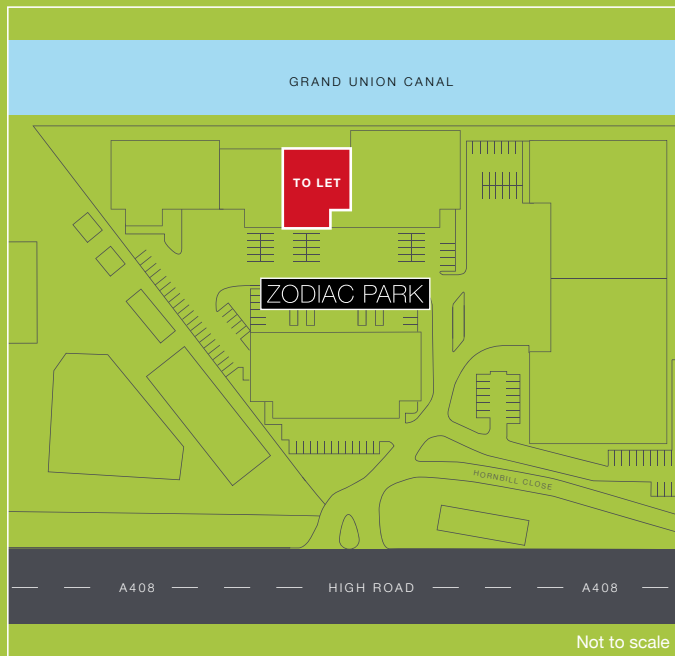
## DESCRIPTION

Unit 7 comprises a modern mid terrace industrial/warehouse unit which is to be extensively refurbished throughout. The warehouse accommodation will benefit from new LED lighting, 8m eaves, clear span warehouse space and a single electric up and over loading door. The office accommodation on first floor provides open-plan light space, LED lighting, suspended ceilings, perimeter trunking and carpeted throughout.

- 8m eaves
- First floor offices
- Electric level access door
- LED lighting
- Walking distance to amenities & Crossrail (Elizabeth Line) station
- To be refurbished

## ACCOMMODATION (GEA) sq ft sq m

Ground Floor Warehouse	6,426	596.99
First Floor Offices	943	87.61
<b>Total GEA</b>	<b>7,369</b>	<b>684.60</b>



## LOCATION

Zodiac Park is strategically located on the A408 between the two towns of Uxbridge and West Drayton. The A408 provides direct access to Junction 4 of the M4 motorway on the Heathrow Spur Road.

The M25 and M4 motorways are within 5 minutes drive of Zodiac Park. There is a mainline and Crossrail (Elizabeth Line) train service that operates from West Drayton to London Paddington. There is also tube access via Piccadilly and Metropolitan lines at Uxbridge.

## EPC

Available on request.

## CONTACT

For further information please contact the joint sole agents:

## TERMS

Upon application.

Misrepresentation Act: The contents of this brochure are for guidance only; their accuracy cannot be guaranteed and they are expressly excluded from any contract. Finance Act 1989: Unless otherwise Stated, all prices and rents are quoted exclusive of value added tax (VAT). Any intending purchasers or leasees must satisfy themselves independently as to the incidence of VAT in the respect of any transaction. July 2023.

## DISTANCES

Heathrow Airport	2.5 miles
M4 Motorway - Junction 4	2 miles
M25 Motorway - Junction 15	4 miles
M40 Motorway - Junction 1	4 miles

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