

Warehouse / Industrial Unit



DRAFT

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TO LET

**9,564 SQ FT
(888.52 SQ M)**



**Unit 362 Stockley Close
West Drayton, Heathrow, UB7 9BL**

Key points

- Due to undergo refurbishment
- 7m clear height
- 1 level access loading door
- Secure yard to the rear of the unit
- Fitted office accommodation
- WC facilities
- Allocated parking
- Located within 1.6 miles from Heathrow Airport and within a mile of the M4 (junction 4).

Rent available upon application.

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362 Stockley Close, West Drayton

Description

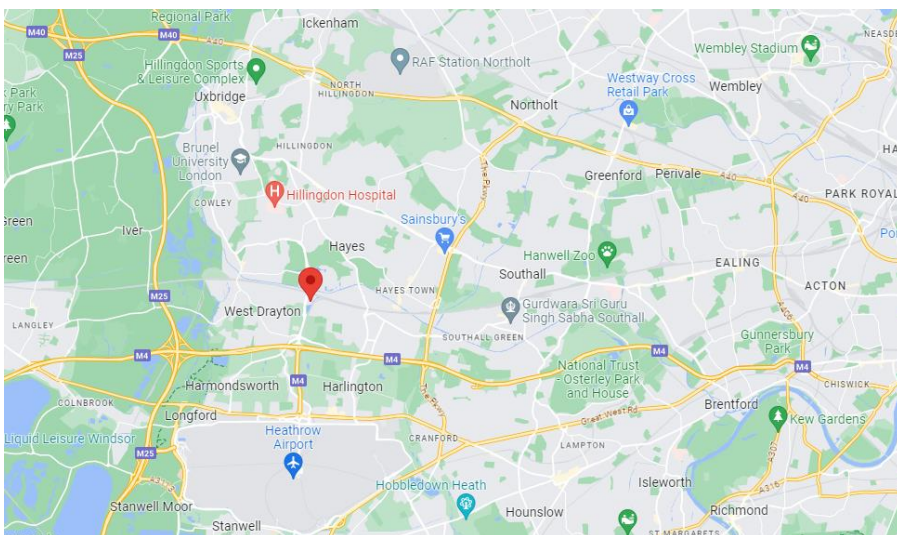
The unit is a modern warehouse space of steel portal frame providing efficient open plan space for a number of uses with an undercroft space, with a ground floor reception area with WC's and shower as well as a kitchenette facility.

The unit contains one level access loading door, rear yard space and first floor, fitted office accommodation.

Location

Stockley Close is has a prominent location off Stockley Road with good access to Heathrow Airport (1.6 miles) and the M4 at junction 4 (0.7 miles). Additionally, the unit is located nearby to the wider motorway network with the M4/M25 interchange located 1.9 miles away as well as being accessible to the A40/M40 via the A40.

Central London can be accessed via the A4 and is approximately 16 miles away.



Energy Performance Rating

TBC

Rent

Rent on Application

VAT

All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Warehouse	7,740	719.1
Office	1,824	169.5
TOTAL	9,564	888.6

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. April 2022.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.