

363

STOCKLEY CLOSE

WEST DRAYTON | HEATHROW UB7 9BL



**HIGH QUALITY
WAREHOUSE / INDUSTRIAL UNIT
TO BE FULLY REFURBISHED
TO LET 10,764 SQ FT (1,000 SQM)**





Indicative image - Aviva



363 STOCKLEY CLOSE

To be fully refurbished, offering high profile warehouse space for occupation upon completion.

- Close proximity to the M4 and M25, providing access to Heathrow Airport, Central London and the national motorway network
- Existing nearby occupiers include Amazon, Ocado, Adelle Foods, Gate Gourmet, Greencore, Carrier Rentals and Heathrow Airport Limited
- Business hotspot with 202 of the UK's top 300 companies in close proximity
- Heathrow Airport is just 2 miles away
- Proximity to CrossRail

SPECIFICATION

- 7m clear eaves height
- Two loading doors
- 35kN/m² floor loading
- Fully fitted offices
- Raised access floors
- 21 car parking spaces
- Large yard capable of being fenced
- EPC rating: Currently exempt

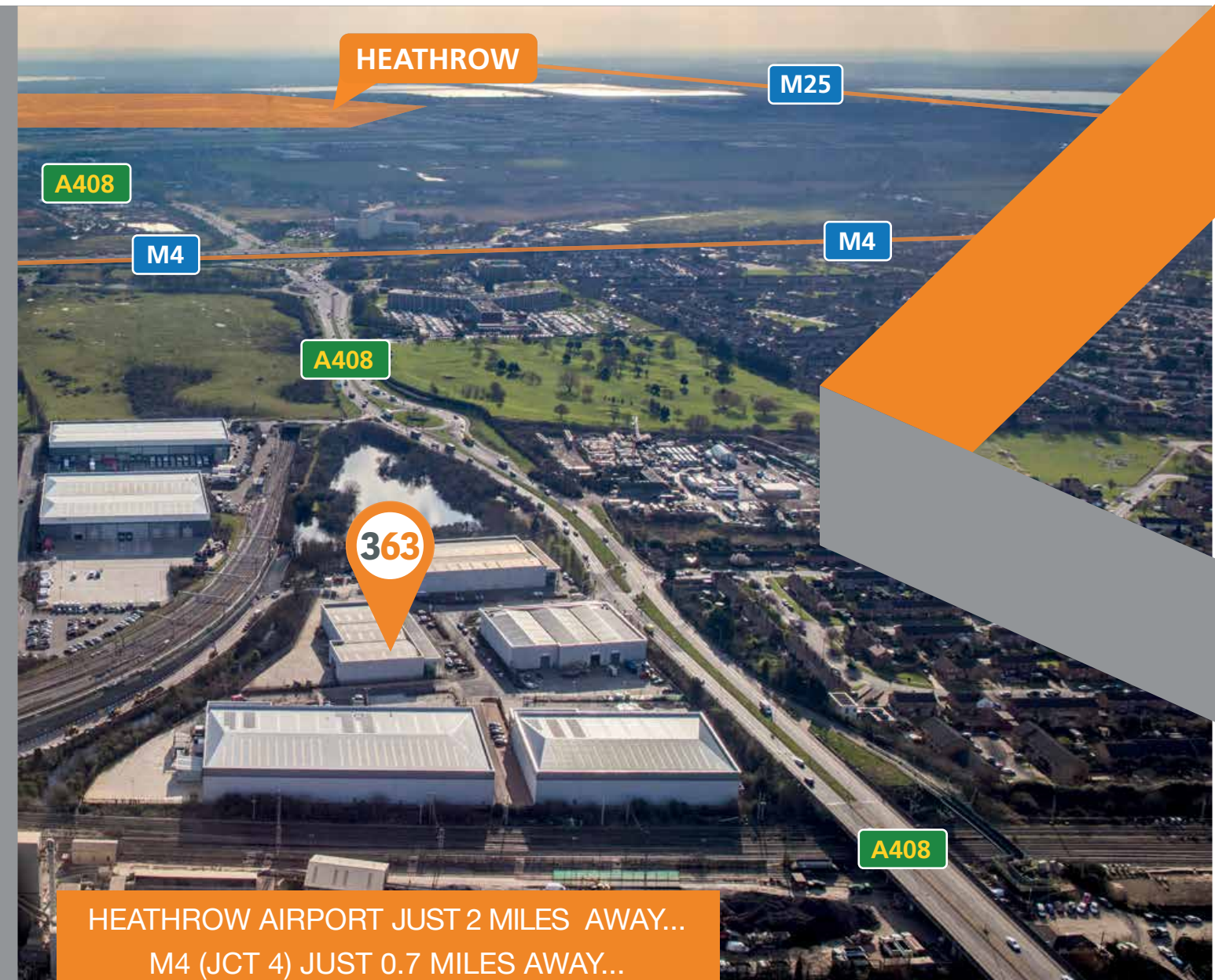
ACCOMMODATION

GROUND FLOOR WAREHOUSE	8,928 sq ft	829.5 sq m
FIRST FLOOR OFFICES	1,836 sq ft	170.6 sq m
TOTAL	10,764 sq ft	1,000.01 sq m

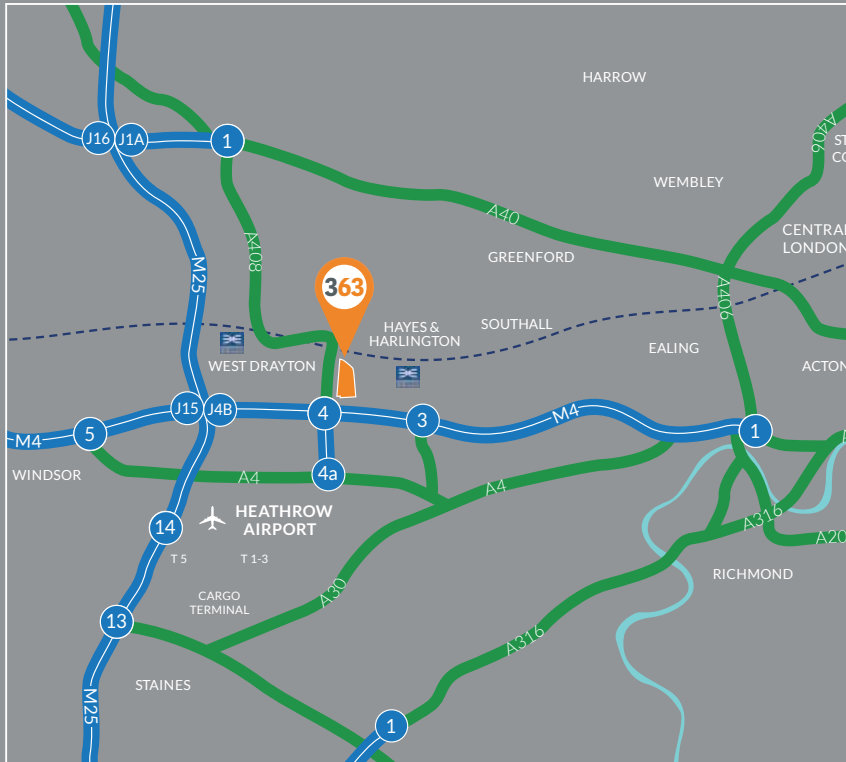
The units will be on the basis of GEA measurement in accordance with the RICS Code of Measurement Practice



Indicative image - Aviva



**HEATHROW AIRPORT JUST 2 MILES AWAY...
M4 (JCT 4) JUST 0.7 MILES AWAY...**



DISTANCES

M4 (JUNCTION 4)	0.7 miles	M25 (JUNCTION 15)	2.6 miles
HEATHROW AIRPORT T1, 2 & 3	1.6 miles	A40	4.4 miles
WEST DRAYTON & CROSSRAIL	2.1 miles	HEATHROW AIRPORT CARGO TERMINAL	6.0 miles
HAYES & HARLINGTON RAILWAY STATION	2.6 miles	CENTRAL LONDON	16.2 miles



Alastair Wakefield
alastair.wakefield@avivainvestors.com



01895 813344
www.colliers.com/uk/industrial

Patrick Rosso
07825 571048
patrick.rosso@colliers.com

Isa Naeem
07889 432972
isa.naeem@colliers.com



Tom Lowther
07730 091550
tom.lowther@eu.jll.com

Sarah Downes
07856 003033
sarah.downes@eu.jll.com