

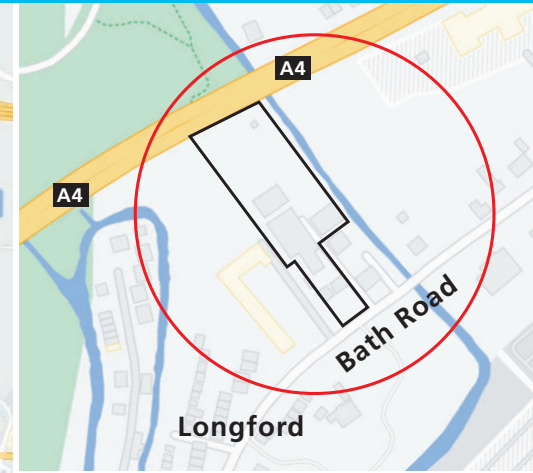
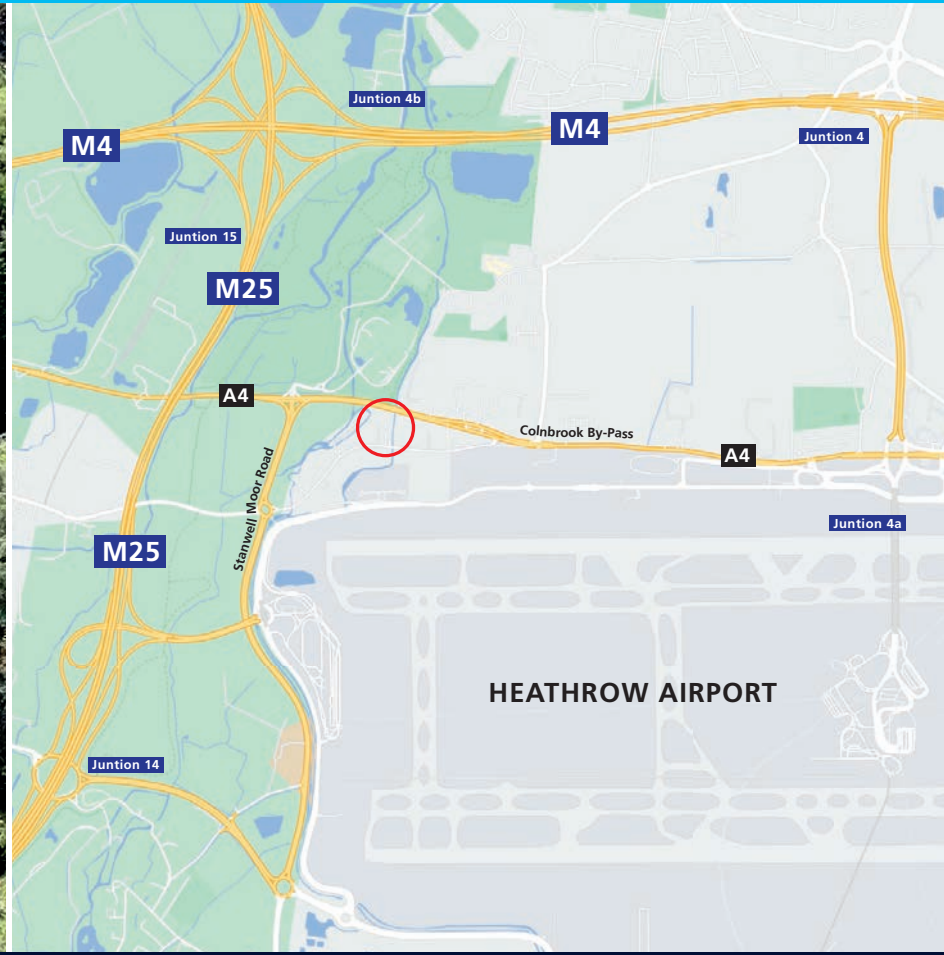
476 Bath Rd | Longford | West Drayton | Greater London | UB7 0ED

FOR SALE



SITE CLOSE TO HEATHROW AIRPORT
DEVELOPMENT / INVESTMENT OPPORTUNITY

476 Bath Rd | Longford | West Drayton | Greater London | UB7 0ED



The site is situated in Longford, West Drayton just north of Heathrow Airport.

It lies within a mixed residential and commercial area close to Waterside, British Airways' Headquarters and Regus Serviced Offices. There are a number of hotels located nearby including the Thistle, Premier Inn and Sheraton. The site is ideally located for quick access to Terminal 5 and the Central Terminal area and the motorway network with the M25 (Junction 14) and M4 (Junction 4) both being within approximately 2.5 miles. There are local bus services and the Heathrow Express and Piccadilly and Elizabeth Underground lines can be accessed at the airport.

476 Bath Rd | Longford | West Drayton | Greater London | UB7 0ED

The site extends to approximately 1.5 acres and benefits from access from the Bath Road, Longford Village, or A4 Colnbrook Bypass.

It accommodates a light industrial building with offices, currently occupied by the owner, 2 disused retail buildings, a disused aquarium, a 3 bedroom detached house and a car parking area for approximately 68 cars. Part of the site is currently designated as Green Belt land.



INDUSTRIAL BUILDING



RETAIL BUILDING 1



RETAIL BUILDING 2



THE AQUARIUM



DETACHED HOUSE



476 Bath Rd | Longford | West Drayton | Greater London | UB7 0ED

	Sq. ft.	Sq. m.
INDUSTRIAL BUILDING:		
Ground Floor Production Area	5,220	485
First Floor Production Area	4,036	375
First Floor Offices	1,550	144
Second Floor Warehouse	2,896	269
TOTAL GIA	13,702	1,273
RETAIL BUILDING 1:		
Ground Floor Retail	2,056	191
Mezzanine Floor	883	82
TOTAL GIA	2,939	273
RETAIL BUILDING 2:		
TOTAL GIA	1,895	176
THE AQUARIUM:		
TOTAL GIA	1,968	183
DETACHED HOUSE (3 BED)		
TOTAL GIA	1,571	146

Tenancies

The industrial building and house are currently occupied by the site owner. The retail and aquarium buildings are currently not in use. Part of the site is occupied by a car wash operator on a licence agreement and 44 car parking spaces are let to Mitie Ltd on a lease expiring in May 2023.

VAT

The property is elected for VAT.

Proposal

We are instructed to seek offers in excess of £5,000,000 subject to contract and exclusive of VAT for our client's freehold interest. The current owner will require a delayed completion or agreement to remain in occupation of the industrial building to relocate their business.



**FOR FURTHER INFORMATION OR TO
ARRANGE A VIEWING CONTACT SOLE
AGENTS DE SOUZA.**

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, The Vendor and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. July 2022.

PAUL FLANNERY

DD: 020 8707 3035

M: 07946 422920

E: paulf@desouza.co.uk

DE SOUZA
-co.uk

020 8707 3030