



361

STOCKLEY CLOSE

WEST DRAYTON | HEATHROW | UB7 9BL



TO LET
HIGH PROFILE WAREHOUSE /
PRODUCTION UNIT

9,247 SQ FT
(859 SQ M)

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WHERE BUSINESS WORKS



361 STOCKLEY CLOSE

The unit is situated in a prominent position fronting Stockley Road just off the M4 (J4) in West Drayton.

SPECIFICATION

OFFICES

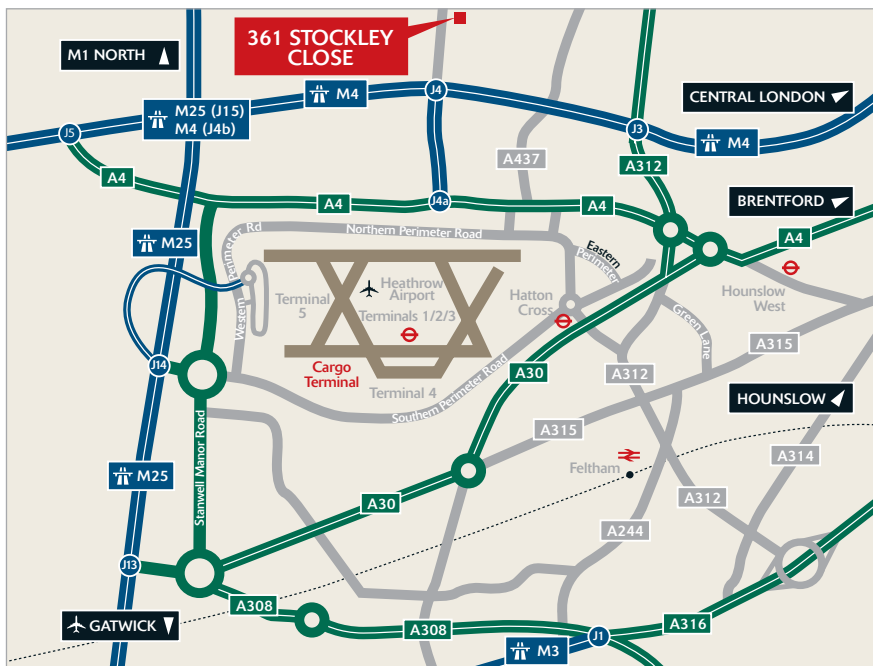
- Double glazing
- Maple hardwood skirtings and architraves
- Suspended ceiling with recessed lighting
- Male, female and disabled WCs with shower
- Gas heating
- Electrically operated wheelchair platform lift
- Raised access floors

WAREHOUSE AREAS

- 7m clear height
- Two 5m x 4m electrically operated loading doors
- 300 lux high pressure sodium lighting
- Medium load class floor (30 kN/m²)
- 3-Phase electricity, water and gas supplies
- Tea station
- An Energy Performance Certificate (EPC) is available

EXTERNAL AREAS

- 15 car parking spaces
- Landscaped environment
- Reinforced concrete service yards
- Enclosed secure yard area



ACCOMMODATION

WAREHOUSE	5,494 sq ft	510 sq m
OFFICES	3,753 sq ft	349 sq m
TOTAL	9,247 sq ft	859 sq m

(All areas are approximate and measured on a Gross External basis)

DRIVING DISTANCES

LOCATION	MILES	MINS
M4, Junction 4	0.7	2
Heathrow Airport T1, 2 & 3	1.6	7
M4 / M25	1.9	5
Heathrow Airport Cargo Centre	6.5	14

Source: Google maps

For more information please contact the joint agents:



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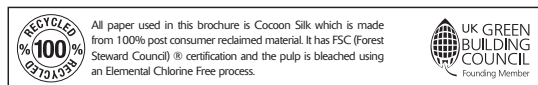
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