

Ref: 5766

NEW TO THE MARKET



FOR SALE or TO LET

Modern Light Industrial/Warehouse Unit
With a self contained yard

3,325 sq ft (310 sq m)

71a Colham Avenue
Yiewsley
West Drayton
UB7 8EU

Tel: 020 8707 3030

www.desouza.co.uk

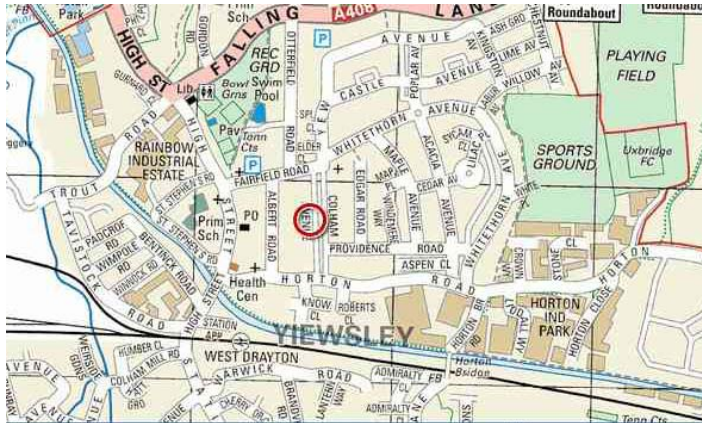
Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

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Location

The property is situated to the eastern side of Colham Avenue which is accessed directly from Horton Road, just off the Stockley by-pass to the east of Stockley Business Park. The location provides excellent access to Junction 4 of the M4, the motorway junction for Heathrow Airport.



Description

The property has been recently refurbished and comprises a steel portal frame building with brick elevations under a steel sheeted roof. The main feature of the property is its self-contained situation within a secure gated site. The location is situated within a mainly residential area and there may be possibilities for alternative residential use, subject to receipt of necessary planning consents.

Other features of the building include:-

- Lighting to warehouse
- Manually operated roller shutter access
- First floor offices
- Kitchen area at ground floor
- Self contained yard area

Terms/Price

Terms available on application from:

EPC

An energy performance certificate is available

Viewing

Strictly by appointment through joint sole agents.

De Souza & Co

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