

Ref: 5707

## BUDGET BUSINESS UNIT



**TO LET**

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## BUDGET BUSINESS UNIT

2,900 SQ FT (296.41 SQ M)

**HORTON PARADE  
WEST DRAYTON  
MIDDLESEX  
UB7 8EB**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://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 located in Horton Road which is situated off the High Street which provides local shopping and banking facilities. Junction 4 of the M4 is approx 2.5 miles and West Drayton BR Station provides a direct route to London Paddington. Heathrow Airport is within 4 miles.



## Terms

**ONLY £16,000 per annum exclusive**

## Viewing

By appointment through sole agents

**De Souza & Co.**

Adrian Paxman

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# Energy Performance Certificate

## Non-Domestic Building



Unipart Property  
Horton Parade  
Horton Road  
WEST DRAYTON  
UB7 8EP

Certificate Reference Number:  
0290-7901-0390-9900-3064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **63** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 266  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**28** If newly built

**60** If typical of the existing stock