

work in progress 19.10.09



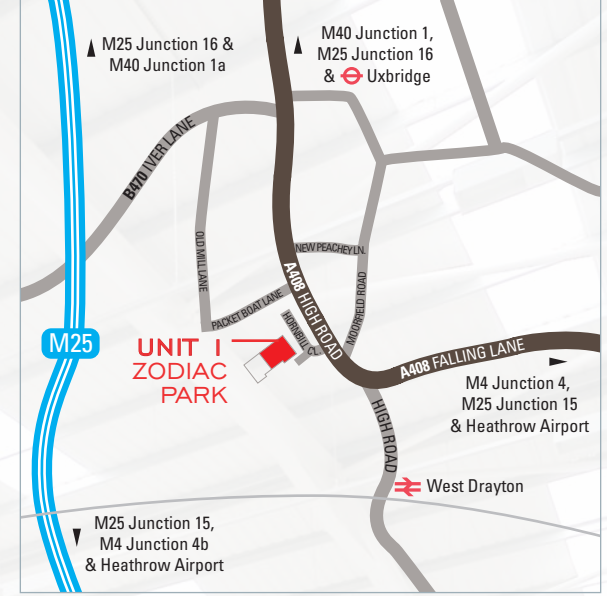
ZODIAC PARK

UNIT 1, HIGH ROAD

WEST DRAYTON UB8 2GU

HIGH QUALITY WAREHOUSE / PRODUCTION UNIT

31,577 sq ft (2,933.56 sq m) - TO LET



DESCRIPTION

Unit 1 comprises a modern end of terrace single storey production/warehouse unit with fully fitted office on the first floor. In addition there is also the option to secure the large yard to the front of the premises.

- 8m eaves height
- Fully fitted offices
- Gas fired central heating
- Three compartment trunking
- Substantial concrete service yard
- Secure fully enclosed site
- Good on-site parking
- Option to secure yard

AREA	SQ M	SQ FT
1st floor offices	241.42	2,598
Ground offices	247	2,659
Warehouse	2,445.2	26,320
Total GIA	2,933.56	31,577

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LOCATION

Zodiac Park is strategically located on the A408 between the two towns of Uxbridge and West Drayton. The A408 provides direct access to Junction 4 of the M4 motorway on Heathrow Spur Road. The M25 and M4 motorways are within 5 minutes of Zodiac Park.

There is a mainline train service that operates from West Drayton to London Paddington. There is also tube access via Piccadilly and Metropolitan lines at Uxbridge.

DISTANCE

Heathrow Airport	2.5 miles
M4 Motorway Junction 4	2 miles
M25 Motorway Junction 15	4 miles

TERMS

For further information please contact the joint sole agents:

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