



Unit 7, Zodiac Park, High Road, Cowley, Uxbridge, West Drayton, UB8 2GU

TRADE UNIT - To Let

**High Quality Warehouse / Production Unit
of approximately 7,094 sq ft (659 sq m)**



SUMMARY

- Established business location near; **Uxbridge, Cowley and West Drayton**
- Modern **Industrial / Trade Unit**
- GIA approx. **7,094 sq ft** (659 sq m)
- Eaves height – **Min 8.7m, Max 9.6m**
- Substantial **concrete yard**
- Fully enclosed **secure site**
- **Fully fitted offices**
- Gas fired **central heating**
- **Good on-site car parking**
- Option to secure yard

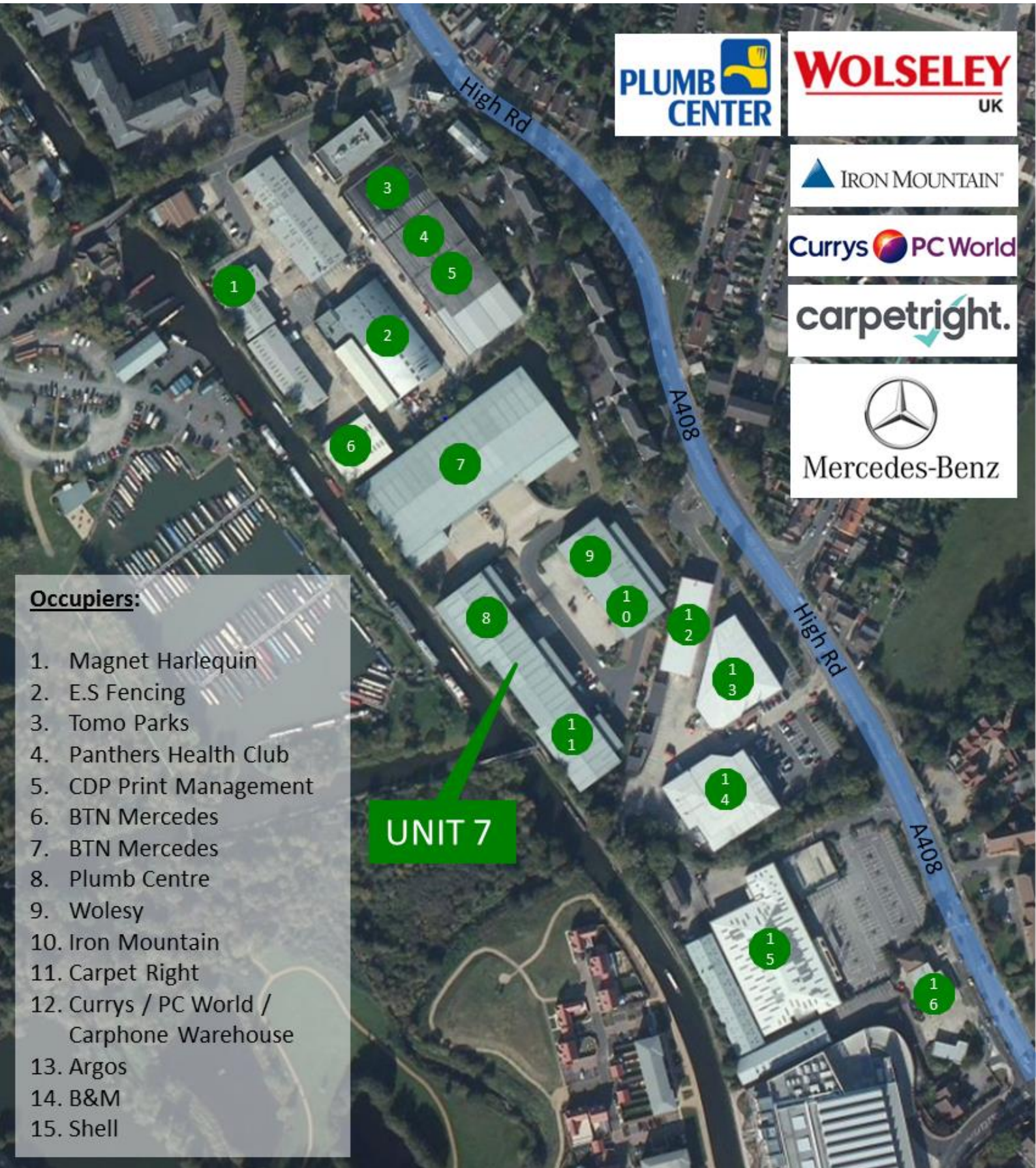
CONTACT

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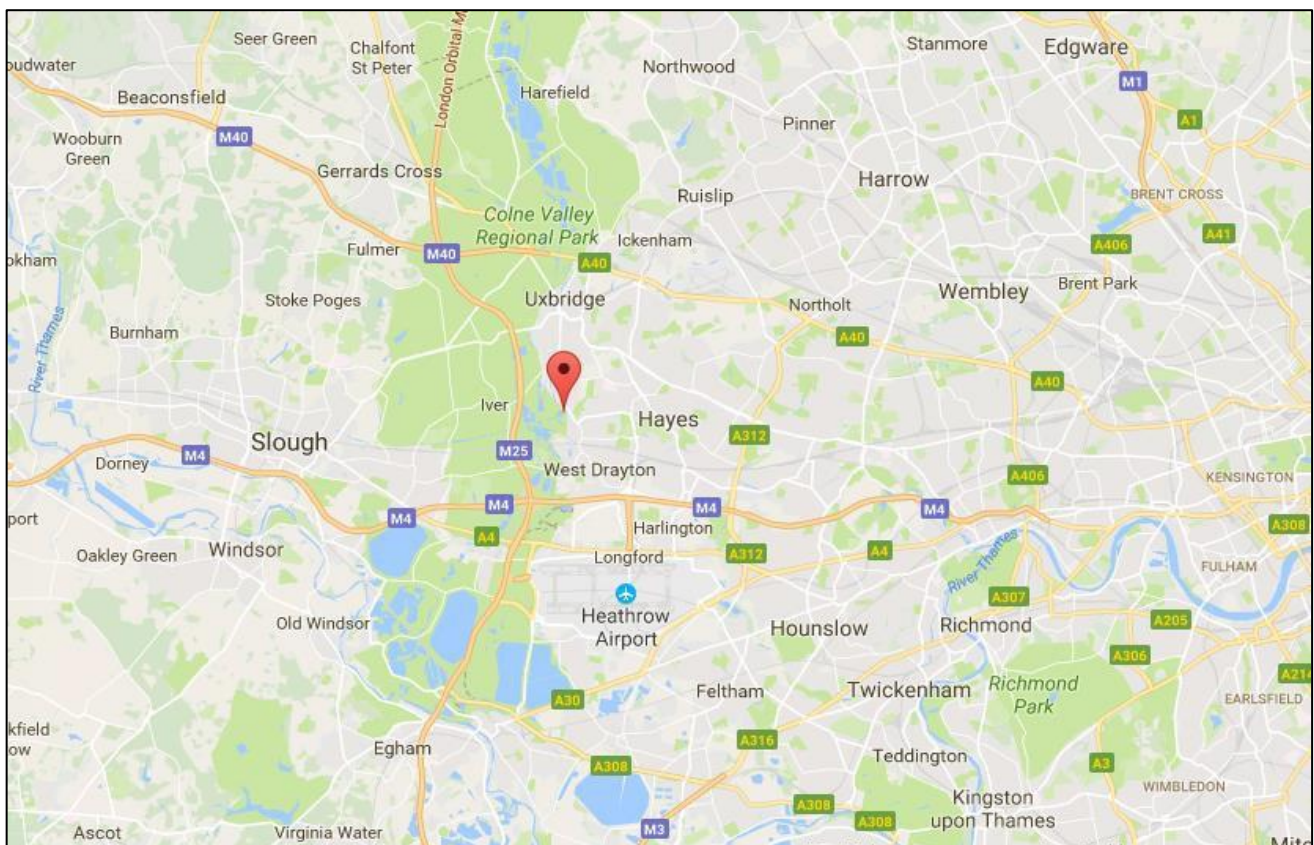


Occupiers:

- 1. Magnet Harlequin
- 2. E.S Fencing
- 3. Tomo Parks
- 4. Panthers Health Club
- 5. CDP Print Management
- 6. BTN Mercedes
- 7. BTN Mercedes
- 8. Plumb Centre
- 9. Wolesy
- 10. Iron Mountain
- 11. Carpet Right
- 12. Currys / PC World /
Carphone Warehouse
- 13. Argos
- 14. B&M
- 15. Shell

UNIT 7





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 the Heathrow Spur Road. The M25 and M4 motorways are within 5 minutes of Zodiac Park.

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

TRANSPORT LINKS

Airports:

Heathrow Airport 2.5 Miles

Motorways:

M4 Motorway Junction 4 2 Miles

M25 Motorway Junction 15 4 Miles

LEGAL COSTS

Each party to bear their own costs.

RATES

Information on request.

EPC

Available on request.

DESCRIPTION

The property comprises a detached production warehouse building of twin steel portal frame construction under a pitched insulated roof incorporating light panels. The property supports ancillary office accommodation.

ACCOMMODATION

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.

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