



## E L Warren & Sons, Riverview, Donkey Lane

Riverview, The Common, West Drayton, UB7 7HQ

**Substantial Yard &  
Warehouse Buildings To Let.  
27,000 ft<sup>2</sup> of concrete  
hardstanding & 13,000 ft<sup>2</sup> of  
warehouse buildings.**

**40,000 sq ft**

(3,716.12 sq m)

- 3.5 miles from Heathrow Airport
- 2 miles from junction four of the M4 Motorway and 2 miles from the M25 motorway
- B2 / B8 Use
- Situated within a self-contained site of 1.7 acres.

# EL Warren & Sons, Riverview, Donkey Lane, Riverview, The Common, West Drayton, UB7 7HQ

## Summary

Available Size	40,000 sq ft
Rent	£7 per sq ft
Rates Payable	£46,336 per annum
Rateable Value	£90,500
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

## Description

The property comprises a former timber yard and warehouse premises that have been occupied by EL Warren & Sons for a number of years. The site has been used for storage and sale of timber since 1975. It is understood that the site falls within class B2 and B8 of the Use Class Order, however, prospective tenants are advised to satisfy themselves in this regard. The commercial buildings comprise of an office / trade counter and a number of storage buildings situated around the perimeter of the main yard

## Location

The property is located on the north side of Donkey Lane at its junction with Cricketfield Road, West Drayton. It is approximately 1.5 miles from Yewesley town centre and West Drayton main line station. Junction 4 of the M4 motorway is approximately 2 miles to the east offering easy access to the M25 and the national motorway network. Heathrow airport is approximately 3.5 miles to the south.

## Accommodation

The accommodation comprises the following areas:

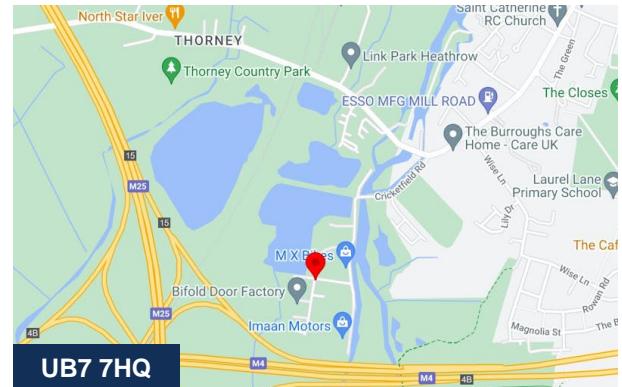
Name	sq ft	sq m	Availability
Outdoor - Concrete hardstanding	27,000	2,508.38	Available
Building - Warehouse buildings	13,000	1,207.74	Available
<b>Total</b>	<b>40,000</b>	<b>3,716.12</b>	

## Additional Information

We are advised by the local authority that a weight restriction will be implemented onto the bridge that provides access to The Common of 33 ton GVW (Gross Vehicle Weight). All prospective tenants will need to comply with this restriction.

## Video

- Video - <https://vimeo.com/810177125>



## Viewing & Further Information



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