

# WEST DRAYTON

Drayton Hall, Church Road,  
WEST DRAYTON, UB7 7PS



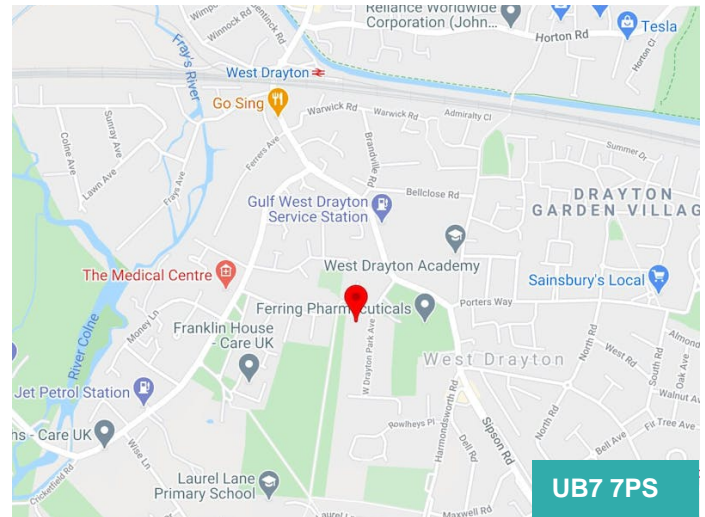
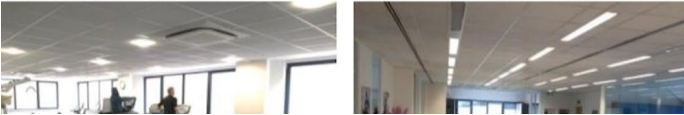
MODERN FITTED OFFICES TO LET

## OFFICE TO LET

**1,840 TO 5,155 SQ FT**

- West Drayton Elizabeth line station located nearby
- Air-Conditioned Offices
- Use of Gym
- Fitted Kitchen and coffee point
- Secure gated development with ample visitor parking
- Breakout / co-working areas
- Staffed Reception
- Incredible parking ratio
- Selected Landlord Board Rooms available to book/hire, based on availability
- Recessed LED lighting

**DRAYTON HALL, CHURCH ROAD, WEST DRAYTON, MIDDLESEX, UB7  
7PS**



## Summary

<b>Available Size</b>	1,840 to 5,155 sq ft
<b>Rent</b>	£26.50 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£9.50 per sq ft Approx.
<b>EPC Rating</b>	B (33)

## Description

Ground floor and second floor offices within multi-let building in West Drayton. This property has been fitted out to a high standard, benefiting from attractive period design with modern specification and facilities.

## Location

Drayton Hall is located just off Station Road in West Drayton, approximately 1 mile north of the M4. West Drayton is a suburban town in the London Borough of Hillingdon, approximately 16 miles west of central London, and 25 miles east of Reading. The location provides excellent access to the major motorway network (M25, M4, M3, M40) Central London and Heathrow Airport. The Elizabeth Line & Jubilee Line (Cross Rail) can be accessed from West Drayton Station.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	3,315	307.97	To Let	Available
2nd - Self-contained suite	1,840	170.94	To Let	Available
<b>Total</b>	<b>5,155</b>	<b>478.91</b>		

## Specification

Suspended ceilings with inset lighting, raised floors with floor box power connections  
Fully air-conditioned throughout with Air-conditioned server room  
Roof terrace space available  
Large conference/meeting room with Glass partitioned meeting rooms with further meeting/conference rooms available to hire  
Demised kitchen and break out area, Male, female and disabled WC facilities

## Viewings

Strictly through prior appointment with the agents.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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