



Unit 2, 7 The Green West Drayton UB7 7PL

£6,500 Per Annum

- Ground floor office 408 sq ft • Courtyard development • 5 minutes from railway station • New lease

LOCATION: Situated overlooking The Green in West Drayton, a conservation area, and surrounded by a large residential catchment area. Five minutes walk from the town centre with mainline railway station to London Paddington and Slough. Within short motoring distance of London Heathrow Airport and the motorway network (M4/M25).

DESCRIPTION: A ground floor office unit with shared entrance in a courtyard development of approximately 408 sq ft (38 sq m). One main room and small partitioned office. Shared kitchen and toilet facilities. Gas central heating.

TERM: Available on a new full repairing and insuring lease for a term by arrangement.

RENT: £6,500 per annum exclusive.

BUSINESS RATES: The rateable value for the unit is £6,200. To confirm the business rates payable, please check with the local authority (London Borough of Hillingdon).

EPC RATING: C.

VIEWING: Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.