

Zodiac Business Park

High Road, West Drayton UB8 2GU

7
Unit



7,476 sq ft Refurbished Industrial / Warehouse Unit

TO LET

Close proximity to



West Drayton Elizabeth Line



Heathrow Airport



M4, M25, A40, Uxbridge & West Drayton Town Centres



Location

Zodiac Business Park is prominently located on the A408 in between West Drayton and Uxbridge Town Centres in Zone 6 West London to the north of Heathrow Airport. The A408 provides direct access to the M4 J4 and Heathrow Spur Road. The A40 and M25 are both in close proximity.

West Drayton's Elizabeth Line is within walking distance operating fast and regular trains services into Central London. Uxbridge Town Centre is also nearby

offering a vast range of shops, restaurants and town centre amenities including regular Piccadilly and Metropolitan Line tube services.

Zodiac Business Park forms part of an established industrial, trade and retail location with nearby occupiers including Mills, W7, Flowstore Systems, Home Bargains, Dreams, Smyths Toys and amenities Tesco Superstore and Shell.

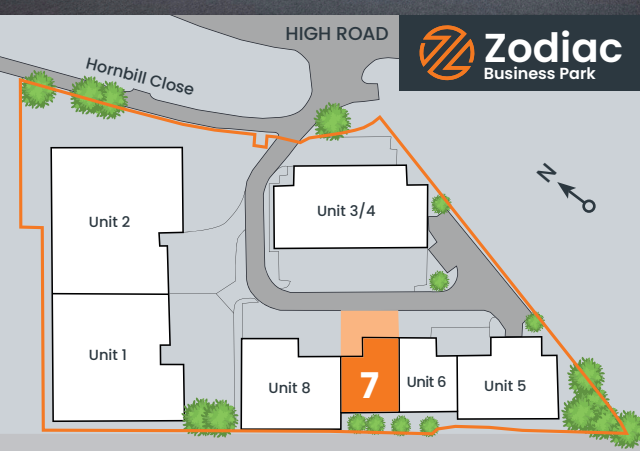
Distances

West Drayton Elizabeth Line	0.8 miles	18 min walk
Uxbridge Town Centre	2.5 miles	8 min drive
M4 J4	2.9 miles	7 min drive
A40 Western Avenue	3.1 miles	10 min drive
M25 J15	4.5 miles	10 min drive
Heathrow Cargo Terminal	8.6 miles	7 min drive

Source: Google Maps



Air conditioned offices



Accommodation

Unit 7 (GEA)	sq ft	sq m
Ground Floor	6,542	607.77
First Floor Offices	934	86.77
Total GEA	7,476	694.54

EPC

B – 46.

Terms

Upon application.

Specification

UNIT 7 is a modern industrial/warehouse unit benefitting from the following features:



Eaves Height:
8.0–8.5m



Apex Height:
9.5m



Large Electric
Loading Door
5.39m (H) x 5.39m (W)



LED
Lighting



3 Phase
Electric



Air Conditioned
Offices



Kitchen



WCs



Service Yard
16m Depth



10 Parking
Spaces



Further Parking
Available



24/7
Access & Use



Business Park
Setting



Prominently located
on A408 in between
Uxbridge & West Drayton



Elizabeth Line & Town
Centre Amenities within
walking distance



Refurbished and
Ready for Immediate
Occupation



Contact

For further information please contact the joint sole agents:

COGENT
REAL ESTATE

01895 77 88 99
COGENTRE.CO.UK

Tom Lowther
07939 836 117
tl@cogentre.co.uk

David Peck
07976 423 611
dp@cogentre.co.uk

logix
PROPERTY

020 3855 5790
logixproperty.com

Alex Kington
07717 704 538
alex.kington@logixproperty.com

Callum Moloney
07815 692 996
callum.moloney@logixproperty.com

Misrepresentation Act: The contents of this brochure are for guidance only; their accuracy cannot be guaranteed and they are expressly excluded from any contract. Finance Act 1989: Unless otherwise Stated, all prices and rents are quoted exclusive of value added tax (VAT). Any intending purchasers or leasees must satisfy themselves independently as to the incidence of VAT in the respect of any transaction. July 2025.

Designed by: Ovation Creative Ltd, +44(0)7889 982136

