

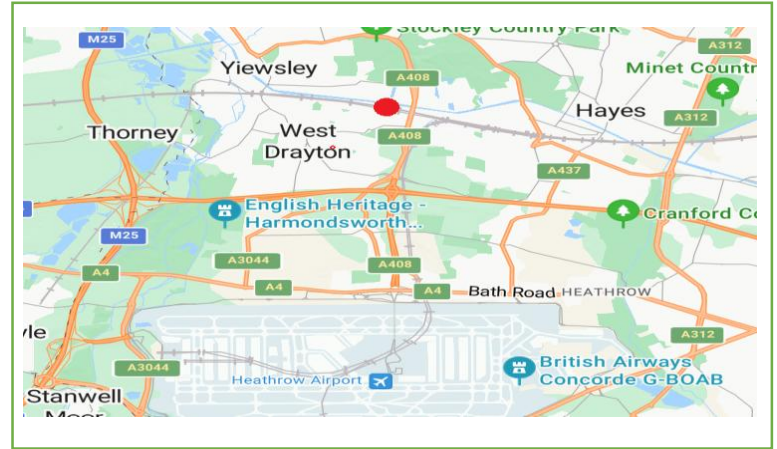
**Brand New Units to let**  
**Unit 6, 7 & 8 Berrite Estate,**  
**Iron Bridge Road, West Drayton UB7 8HY**



**Units to let**  
**4,522 to 13,696 sq ft**

**Units Under Construction ready for**  
**Occupation August 2026**

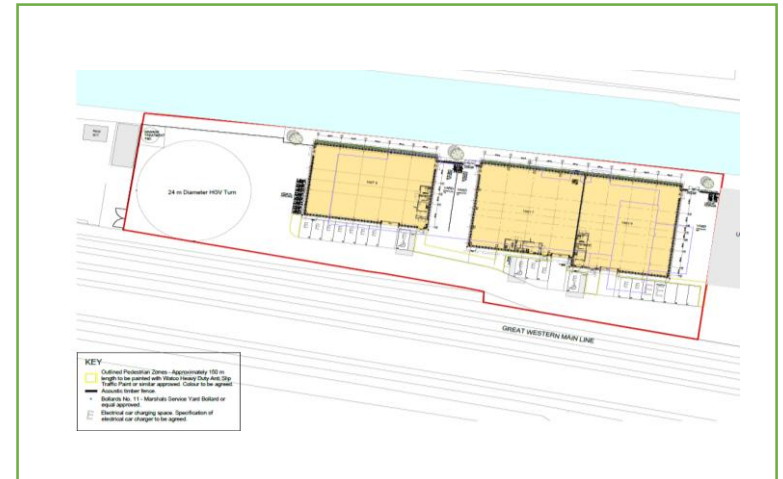
**GN|2**  
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**Units under construction ready for occupation August 2026**  
**4,522 to 13,696 sq ft : (420.11 to 1,272.40 sq m)**

- Eaves Height 6.0m > 8.3m
- 1 x Loading Door Per Unit
- 19 No. Car Parking Spaces with Adjacent Yards
- Front & Side Loading
- EPC Target A
- Secure Estate

**In close proximity to M4/M25 J4 and**  
**Heathrow Airport - UB7 8HY**



## Summary

Available Size units 4,522 to 13,696 sq ft  
EPC Rating A

## Location

Berrite Industrial Estate forms part of a well established industrial area in West Drayton. The M4 (J4) is 1.6 miles away and a 5 minute drive. West Drayton Town Centre and new Elizabeth Line Station is 1.3 miles away and a 5 minute drive. The station is also within walking distance (20 minutes) along the Grand Union Canal. Heathrow's Cargo Terminal is a 20 minute drive.

Nearby Occupiers include Allen Ford, Teslar, Mercedes, BMW Mini, Screwfix, Howden & Toolstation.

## Terms

Available by way of a new Full Repairing and Insuring FRI Leases on terms to be agreed.  
Service charge – TBC  
Rate liability - TBC

Area	SQ FT	SQ M	YARD	SQ M
Unit 6	4641 sq ft	431 sq m	1615 sq ft	150 Sq m
Unit 7	4533 sqft	421 sq m	538 sqft	50 Sq m
Unit 8	4522 sqft	420 sq m	538 sqft	50 Sq m

## Specification

- Newly Constructed Ready to Occupy August 2026
- Eaves Height 6.0m > 8.3m
- Sandstone Brick / Grey Profile Clad Elevations
- Grey Profile Clad Pitched Roofs incorporating Rooflights
- Glazing to all Windows and Doors in Grey Frames
- 2 x Loading Doors Per Unit
- Secure Compounds & 19 Car Parking Spaces
- Front & Side Loading
- Canopied Personnel Entrances
- Offices with Kitchenettes
- 3 Phase Electricity 100 Amps 69kVA Per Unit
- LED Lighting
- 24/7 Access / Use
- Target EPC Rating: A
- In close Proximity to M4 J4 and Heathrow Airport
- Units 6 & 7 can be combined to provide 9,174 sq ft

## Contact

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