

TO LET - NOW

**PADBURY OAKS -
SOUTH WEST
LAND, SYON
YARD, BATH
ROAD,
LONGFORD**

**14,000 sq ft
1,300.6 sq m**

- Established yard environment
- Secure contractor compound
- On site building in place
- Excellent A4 access
- Available Now

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LOCATION

Strategically located close to Heathrow Airport, within the village of Longford, and to the rear of Padbury Oaks Business Park. The site benefits from convenient access to the A4, Great West Road, M4 and Central London.

The surrounding area hosts a range of industrial, trade and commercial occupiers.

DESCRIPTION

A well-positioned outdoor storage opportunity within an established commercial environment in West London. The site offers a practical yard solution for contractors, trade occupiers, infrastructure businesses and local distribution operators seeking secure and accessible storage accommodation.

Its manageable size and established operational setting make it particularly attractive to businesses requiring a functional yard environment without committing to larger logistics facilities.

The site is well suited to building materials storage, contractor compounds, scaffolding storage, vehicle parking, plant storage and trade-related uses.

The property's accessibility and strong local road connections provide occupiers with efficient access to both Central London and the wider motorway network.

ACCOMMODATION

Name	Size
Padbury Oaks	14,000 sq ft (1,300.6 sq m)
Total	14,000 sq ft (1,300.6 sq m)

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

Further details available upon application.

IOS Classification

Carter Jonas IOS Classification: Class 2 - 68

Defined under the industry standard Carter Jonas IOS classification matrix.

LEGAL COSTS

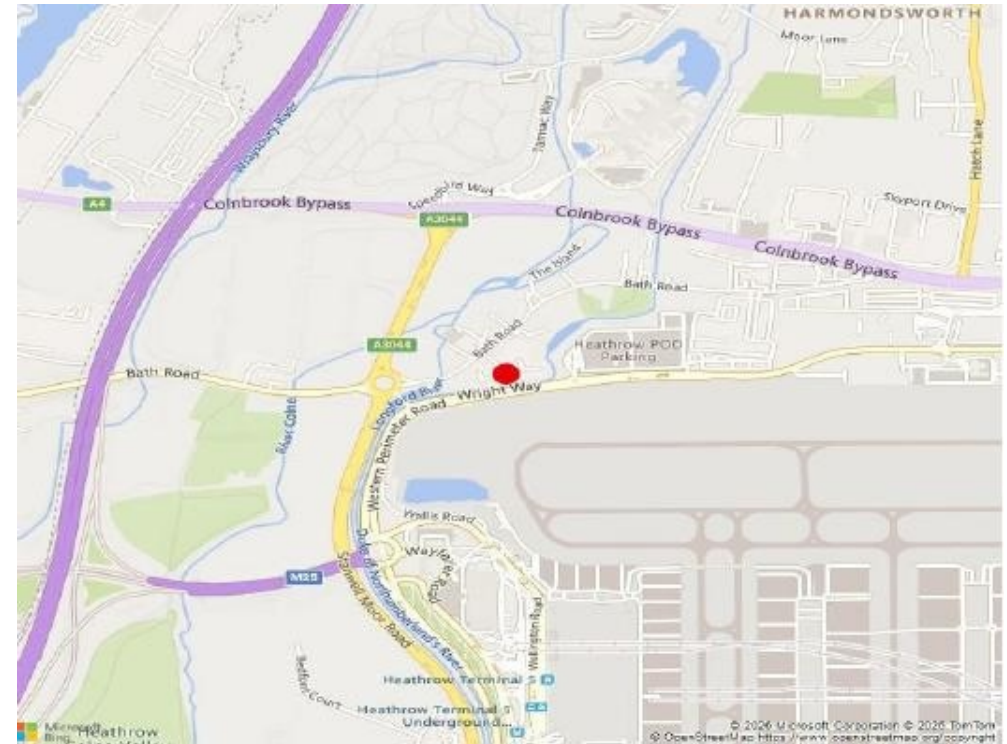
Each party to be responsible for the payment of their own legal costs.

VAT

VAT will be payable on all rents and other outgoings at the prevailing rate.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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