

LEASE ASSIGNMENT

Industrial Unit

Units 4/5 Skyport Industrial Estate, Harmondsworth
West Drayton UB7 0LB

Key information

- Prominent industrial Unit
- Unit 4 – 1,176 sq m (12,656 sq ft)
Unit 5 – 1,170 sq m (12,596 sq ft)
- Available by way of a Lease Assignment
- Potential for alternative uses subject to the necessary consents

Contact

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[Video Tour](#)

Location

Situated on Skyport Industrial Estate in Harmondsworth, the premises benefit from a strategic West London location just minutes from Heathrow Airport, making them ideal for logistics, distribution, and airport-related operations.

The estate provides quick connections to the M4 and M25, offering efficient access to Central London, the Thames Valley, and the national motorway network.

West Drayton Station is also nearby, providing additional transport links for staff and visitors.

Description

Two substantial industrial units providing first-floor office accommodation and ground-floor warehouse space.

The units are interconnected, allowing easy movement between both workshops.

Unit 5 includes two cleaning bays.

The property sits within a self-contained yard with ample parking facilities and EV charging points provided.

Energy Performance Rating

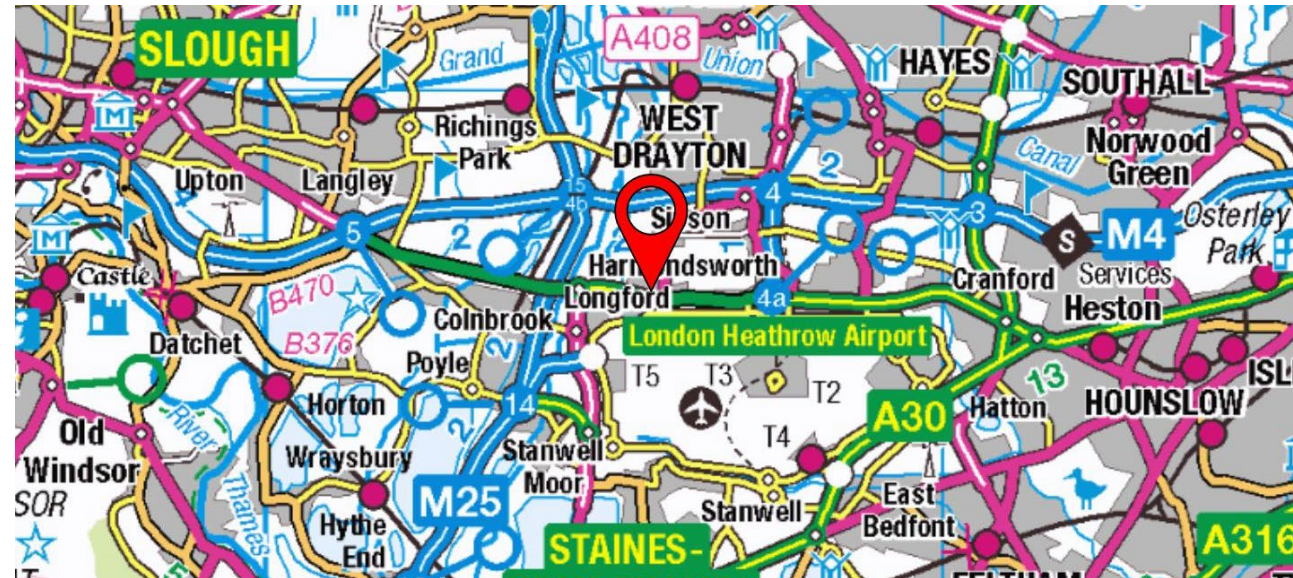
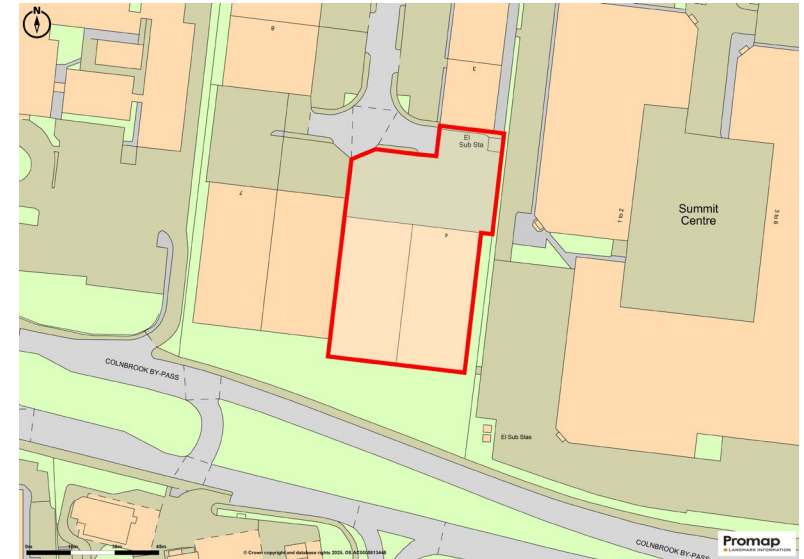
Energy Performance Rating – D (77)

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Unit 4		
Warehouse	1,094	11,775
1 st Flr Offices	81.85	881
Unit 5		
Warehouse	1,100	11,836
1 st Flr Offices	70.70	760
Total	2,346.55	25,252
	Hectare	Acre
Total Site area	0.366	0.904

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Terms & Tenure

The property is currently held on a lease until 11th September 2026 at a passing rent of £432,000 per annum.

A copy of the lease and related documents are available [here](#).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £332,500

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use. It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs up to £500K) or 48p for all other uses (for RVs up to £500K).

Further information is also available at www.gov.uk/calculate-your-business-rates

Viewing

Viewing is strictly via the sole agents



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