

WEST  
DRAYTON



INDUSTRIAL  
ESTATE

WEST DRAYTON, UB7 7XT



# OPPORTUNITY SUMMARY

An unconsented development opportunity in **West Drayton** which is located within the London Borough of Hillingdon

**2.3 hectares (5.7 acres)** site comprising a collection of **commercial and industrial** properties, currently generating **£363,000 per annum**, with an **ERV of £439,700 per annum**.

**Potential for redevelopment** to various alternative uses, subject to obtaining the necessary planning consents

Situated approximately **300 metres** (0.2 miles) North of **West Drayton Station** (Elizabeth Line)





## LOCATION

WEST DRAYTON IS SITUATED WITHIN THE LONDON BOROUGH OF HILLINGDON APPROXIMATELY 15 MILES WEST OF CENTRAL LONDON, WITHIN A VAST RESIDENTIAL AREA.

**The site sits nestled between the Grand Union Canal and Yiewsley High Street and extends to approximately 2.3 hectares (5.7 acres). It is currently occupied by a number of open storage units and various Industrial tenants.**

Rainbow View is excellently positioned in terms of access to public transport with West Drayton Station situated 300 metres (0.2 miles) South which provides direct access to Bond Street (29 minutes), Farringdon (34 minutes), and Liverpool Street (36 minutes) via the Elizabeth Line. (Source: City-Mapper). There are also a number of bus terminals located along Yiewsley High Street allowing access to a variety of surrounding areas such as Uxbridge, Hounslow, and Heathrow Airport.

Located just 3.2 km (2 miles) from the M4 and M25, the site benefits from excellent road connections providing routes into West and Central London and links to the M40, M3, and A4.

Heathrow Airport is situated only 5.6 km (3.5 miles) to the South of the site and can be easily accessed via the Elizabeth Line with a journey time of approximately 20 minutes, by car within 15–20 minutes, or by bus route (U3) within 35 minutes.

The proposed development benefits from being situated adjacent to Yiewsley High Street which offers a wide range of local amenities including Tesco, Aldi, Iceland, and Costa Coffee, in addition to several other independent shops, pubs, and restaurants.

There is also an abundance of natural green space and outdoor areas located nearby with Yiewsley Recreation Ground, Thorney Country Park, and Stockley Country Park all located within a mile of the site.



Grand Union Canal in West Drayton





Image: Grand Union Canal in West Drayton

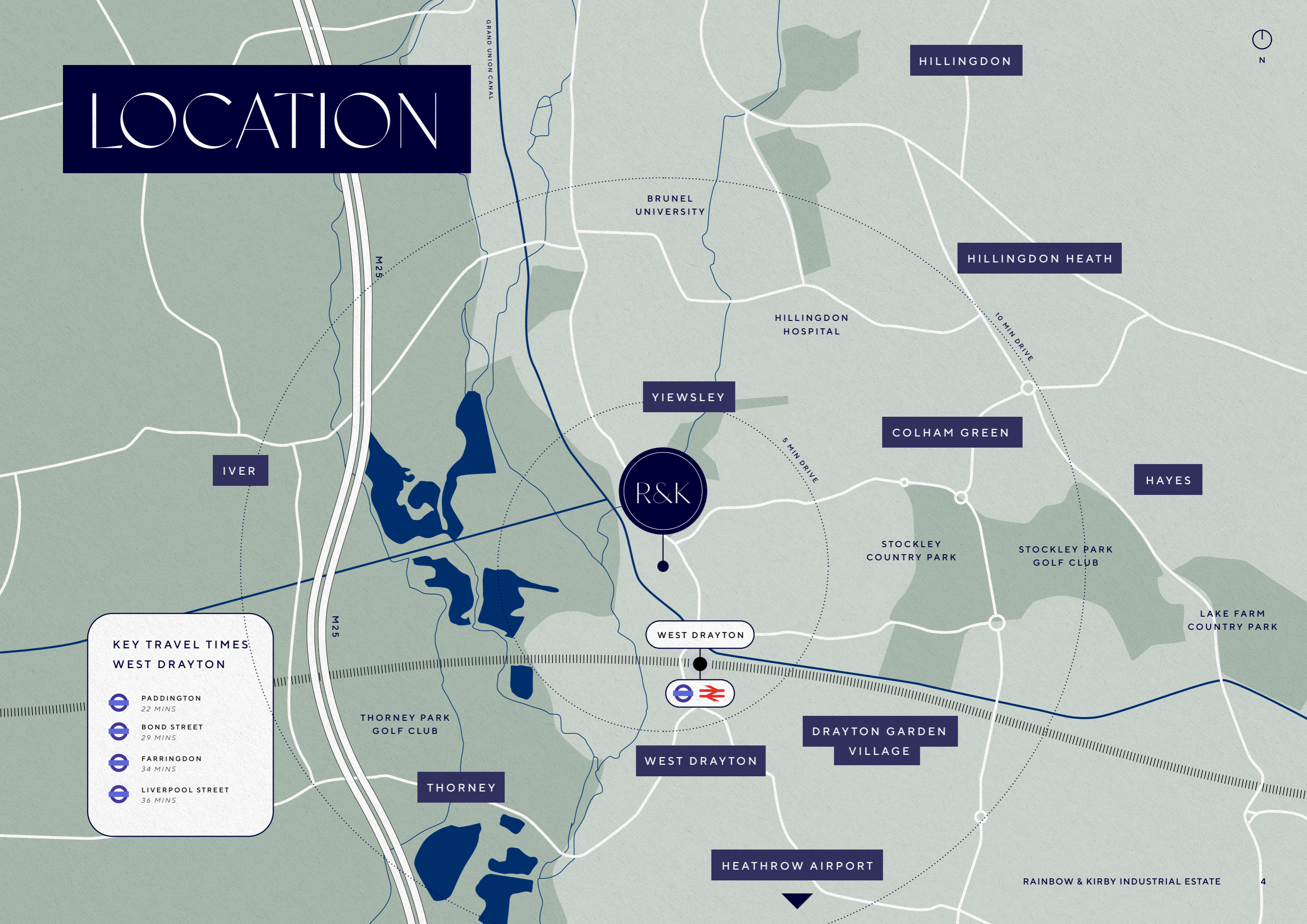


# LOCATION



**KEY TRAVEL TIMES  
WEST DRAYTON**

-  PADDINGTON  
22 MINS
-  BOND STREET  
29 MINS
-  FARRINGDON  
34 MINS
-  LIVERPOOL STREET  
36 MINS





## DEMOGRAPHICS

WEST DRAYTON BOASTS A DIVERSE AND THRIVING EMPLOYMENT DEMOGRAPHIC, MAKING IT AN IDEAL LOCATION FOR PROFESSIONALS SEEKING A WELL-BALANCED WORK-LIFE ENVIRONMENT.

**The area is strategically positioned near major employment hubs, including Heathrow Airport, Stockley Park, and Uxbridge Business Park, which are all within easy reach through local transport availability.**

With its close proximity to Heathrow, the world's 8th busiest airport, West Drayton offers numerous job opportunities in various sectors, including aviation, hospitality, and logistics. According to the London Borough of Hillingdon's West Drayton profile, 71.2% of the town's residents are employed, largely due to its prominent location near Heathrow Airport, which employs over 75,000 people.

Additionally, the nearby business parks attract a range of industries, including technology, finance, and research, providing a wide array of employment options for residents. In addition to this, the Elizabeth Line provides easy access for commuters into London, with access into Bond Street in only 29 minutes (Source: CityMapper).



- 1 Stockley Park    2 Uxbridge Business Park    3 Heathrow Airport



THE SITE FALLS WITHIN THE JURISDICTION OF THE LONDON BOROUGH OF HILLINGDON AND IS NESTLED BETWEEN THE GRAND UNION CANAL AND YIEWSLEY HIGH STREET. THE SITE EXTENDS TO APPROXIMATELY **2.3 HECTARES** (5.7 ACRES), AND IS CURRENTLY OCCUPIED BY A NUMBER OF OPEN STORAGE UNITS AND VARIOUS INDUSTRIAL TENANTS.



Rainbow and Kirby Industrial Estates previously benefitted from outline planning permission (Ref: PP: 38058/APP/2013/1756) which was granted in July 2014 for a mixed-use scheme comprising 99 residential c3 units, 50 unit care/dementia sheltered housing scheme, 17 light industrial units (Class B1c) and restaurant/café floorspace (Class A3). Reserved Matters pursuant to the outline planning permission (Ref: PP: 38058/APP/2013/1756) were subsequently granted planning permission under Ref: PP: 38058/APP/2017/1340 granted in December 2018.

The site allocated is for mixed-use residential development under policy ref. SA 39 Trout Road, Yiewsley in the London Borough of Hillingdon's Local Plan Part 2 – Development Management Policies (2020) which provides a strong indication of the Council's attitude towards the potential redevelopment of the industrial site. The borough has also been set a ten-year housing target of 10,830 between 2019 and 2029 in the London Plan 2021.

There is potential for a number of different uses which could also be further investigated including:

- Private Residential for sale
- Private Residential for Build to Rent
- Student Accommodation
- Co-Living
- Senior Living
- Healthcare
- Industrial
- Logistics



PRE-APPLICATION

A PRE-APPLICATION SCHEME DRAWN UP BY PATEL TAYLOR ARCHITECTS WAS SUBMITTED TO THE LONDON BOROUGH OF HILLINGDON AND THE GLA FOR A RESIDENTIAL-LED DEVELOPMENT COMPRISING:

405 15,000 SQFT

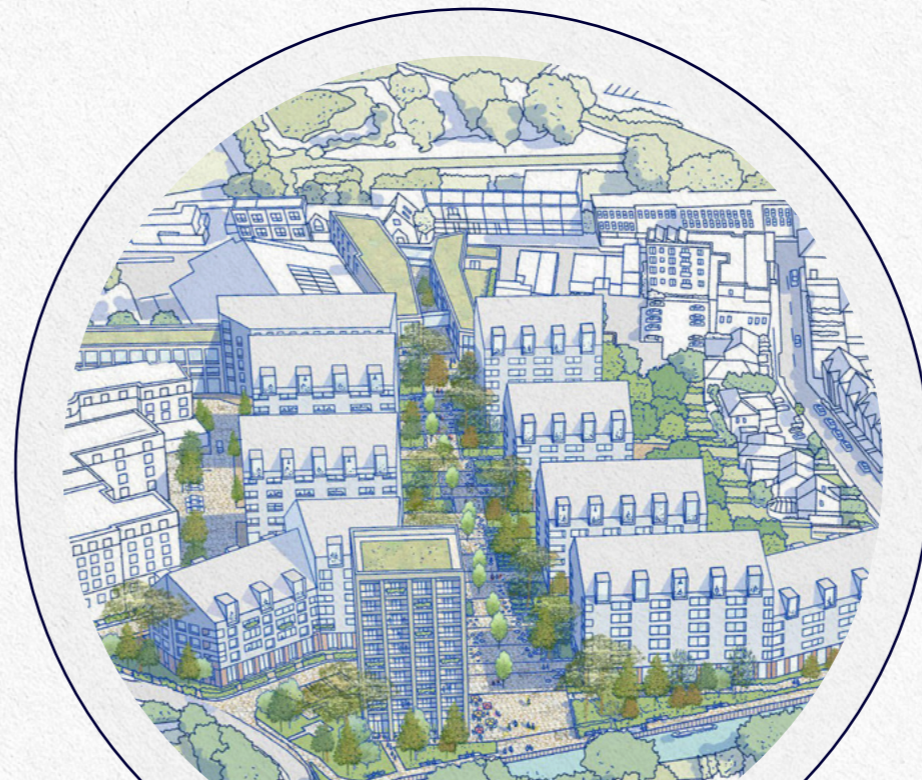
Residential units across multiple blocks ranging from 8-10 storeys in height.

Health facility fronting Yiewsley High Street



# RETAIL & COMMERCIAL

Ancillary retail situated by the Grand Union Canal and High Street Yiewsley. Small provision of commercial space located on Trout Road.





THE ASSESSMENT STRONGLY SUPPORTED THE PROVISION OF A NEW HEALTH FACILITY FRONTING THE HIGH STREET AND WOULD PROVIDE A TANGIBLE PUBLIC BENEFIT TO THE SCHEME



Negotiations are currently on going with the NHS who intend on leasing the Health Centre on a new 15 year lease at an initial rent of £240,000 per annum, subject to a 5 yearly upward only rent reviews linked to RPI.

**Planning Considerations:**

Policy H1 of the London Plan seeks to increase the supply of housing in London and allocates the London Borough of Hillingdon a target of 10,830 for the period 2019/20 to 2028/29.

Policy H1 supports the optimisation of housing delivery on brownfield sites, including appropriate industrial sites within 800 metres of a station.

The proposed development would follow a plan-led approach to the redevelopment of the site as it has been allocated for homes within the London Borough of Hillingdon Local Plan part 2 (Ref: SA39 Trout Road, Yiewsley).



# THE SITE



1 to 21  
Kiln Lodge

1 to 29  
Quoin House

1 to 23  
Rowlock House

RAINBOW & KIRBY  
INDUSTRIAL ESTATE

Aldi

Works

Garage

HIGH STREET

Kirk House

Austen House  
1 to 18

1 to 10  
Chiltern House

St Matthew's  
Church

St Matthew's  
C of E Primary  
School

This property is not in the vendors ownership.

RAINBOW & KIRBY INDUSTRIAL ESTATE



Play Area

Sports Court

PARK VIEW

War Mem

9



EXISTING COMMERCIAL TENANCY SCHEDULE

TENANT	ADDRESS	AREA (SQ FT)	RENT (PA)	LEASE START	LEASE EXPIRY
JNY Storage	Car Park Land		£240,000	01/02/21	31/01/26
Vacant	Garages St Stephens Road		£19,200	ERV	
Taxi Trade Zone	20 St Stephens Road		£18,000	Holding Over	
Al Falah Education	The Forge	1,500	£14,400	Holding Over	
Vacant	Gemini House Land				
EMO Motors	Yard 1 Kirby	4,950	£9,600		
Vacant	Unit 2a Kirby	979	£10,000	ERV	
Vacant	Unit 2b Kirby	979	£10,000	ERV	
Autorun Transport	Yard 4 Kirby		£9,000	Holding Over	
Western Euro Motors	Yards 3 & 5 Kirby	1,857	£11,400	Holding Over	
Remote Specialist	Unit 6 Kirby	3,130	£9,600	Holding Over	
Vacant	Unit 8 Kirby	2,490	£17,500	ERV	
Vacant	Fairfield House	1,269	£20,000	ERV	
Air Right Parking	Yard 2 Kirby		£10,800	Holding Over	
Private Tenant	Unit 4 Kirby	800	£4,200	Holding Over	
Aston Berkeley Leasing Limited	Unit 3 Kirby	3,025	£36,000	31/09/22	30/09/24
	<b>TOTAL:</b>	<b>20,969</b>	<b>£439,700</b>		



# MARKET COMMENTARY



**1 Drayton Garden Village**

Mixed-use redevelopment comprising 775 residential dwellings, Class D1 Primary Healthcare facility, Class N2 Nursing Home, Class A1-A3 shop units, Class B1 Business Units, and an Energy Centre. The scheme was completed in Q4 2017 and sold out by Q2 2018.



**2 Canal View, 43-67 High Street, UB7 7QQ**

Demolition of the existing buildings and the redevelopment of the site to provide a part 4 to part 8 building comprising a replacement Class A1 food store, and 144 residential units (94 private, 50 affordable).



**3 Padcroft Works, Tavistock Road, UB7 7QX**

Demolition of all existing buildings and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units (262 private, 46 affordable) and Class B1 floorspace.



**4 Comag, Tavistock Road, UB7 7QE**

Erection of building comprising 105 residential dwellings (83 private, 22 affordable) and a Community Hub space (Class E / F.1 / F.2)



FOR FURTHER INFORMATION PLEASE  
CONTACT THE SOLE AGENTS  
**VANDERMOLLEN REAL ESTATE** ON  
THE DETAILS BELOW.

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**METHOD OF SALE**

This property will be sold by way of informal tender (unless sold prior).

**TENURE**

The opportunity is being sold Freehold.

**VIEWINGS**

Please contact the sole selling agents to arrange an inspection if required.

**PRICE**

OIRO £20,000,000

**FURTHER INFORMATION**

For further plans and information, please click the button below.

**VANDERMOLLEN**  
REAL ESTATE

**The Misrepresentation Act 1967.**

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