



SWALLOWFIELD WAY
INDUSTRIAL ESTATE

UNIT 4B/C
SWALLOWFIELD WAY
HAYES UB3 1DQ
FROM 21,441 SQ FT - 42,948 SQ FT
AVAILABLE SEPARATELY OR COMBINED



LOCAL OCCUPIERS



Lufthansa Technik



Travis Perkins



DISTRIGO
PARTS DISTRIBUTION



Dhamecha

3 MILES FROM HEATHROW AIRPORT | 10 MINS DRIVE FROM M4 (J4) AND A312 | WITHIN WALKING DISTANCE OF HAYES TOWN CENTRE & CROSSRAIL STATION

TO LET



DESCRIPTION

4B&C comprise modern extensively refurbished industrial / warehouse units benefitting from 4 loading doors per unit and two separate yards enabling cross loading.



TWO YARDS WITH CROSS LOADING



8 LEVEL ACCESS LOADING DOORS



AIR CONDITIONED OFFICES



20 PARKING SPACES PER UNIT



CLEAR SPAN WAREHOUSE SPACE



ADDITIONAL PARKING AVAILABLE



COMPREHENSIVELY REFINISHED



NEW INSULATED ROOF WITH GUARANTEE

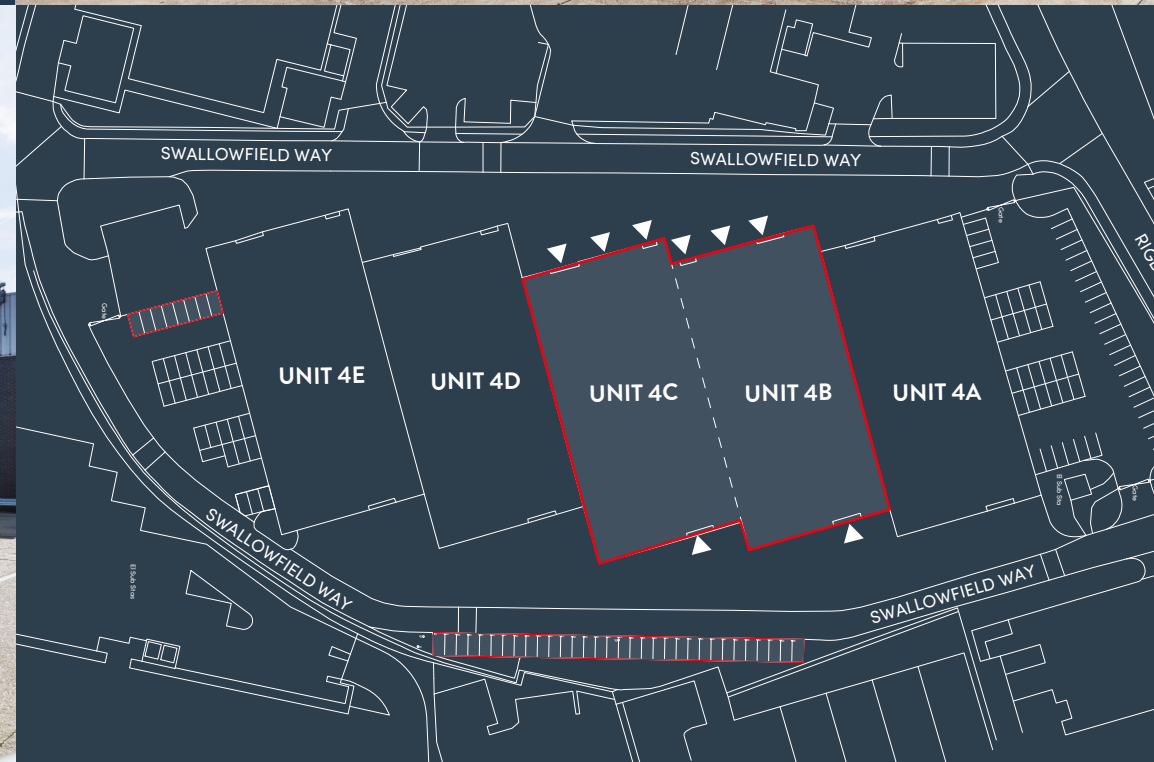


7.5M MINIMUM EAVES



Both units have undergone an extensive refurbishment and provide warehouse space with a clear internal height of 7.75m and up to 8 level access doors per unit.

4B & C offers flexible warehouse space that can be let separately or combined and provides a cross loading facility with 20 parking spaces externally.





ACCOMMODATION

UNIT 4B	Sq ft	Sq m
Warehouse	18,880	1,754
Ground & First Floor Office	2,561	238
	21,441	1,992

UNIT 4C	Sq ft	Sq m
Warehouse	18,977	1,763
Ground & First Floor Office	2,530	235
	21,507	1,998

Unit 4B & C Total (GEA)	42,948	3,990
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SPECIFICATION

- 7.75m Min Eaves Height
- New Roof with 20 Year Guarantee
- New Double Skin Rooflights
- New Double Glazed Windows/Doors
- 8 New Loading Doors (4 per unit)
- Cross-Loading with Two Yards
- Clearspan Warehouse Space
- New LED Lighting Throughout
- Comfort Cooling and Heating to Offices
- 40 Car Park Spaces (20 per Unit)
- Additional parking available

ESG AND CARBON REDUCTION

- Roof Max U Value 0.18W/M2K
- 10% Rooflights for Good Natural Light to Warehouse
- Destratification Fans to Warehouse for Heat Recovery
- Double Glazing throughout
- Insulated Loading Doors
- Comfort Heating Cooling by Air Source Heat Pumps
- 4 EV Charging Points (2 per Unit)
- EPC Rating - Target B



LOCATION

Unit 4B&4C are located on the well established Swallowfield Way Industrial Estate, just off Dawley Road. The estate is within walking distance to Hayes Town Centre to the west, with Hayes & Harlington Station providing regular trains too and from Central London via Crossrail and the Elizabeth Line.

Heathrow Airport is located 3 miles of Heathrow Airport to the South, and nearby Dawley Road (A437) provides good access to Junction 3 of the M4. The A40 is 5 miles to the north, offering direct access to the M40 and M25.

ELIZABETH LINE TRAVEL	MILES	MINS
M4 (J3)	0.6	3
Hayes & Harlington	0.6	3
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40 Target Roundabout	3.7	13
M25 (15)	4.5	11
M40 (11)	7.1	20

CONTACT

For more details contact the sole joint agents.



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