



**ARGENT**  
TRADE PARK  
PUMP LANE, HAYES UB3 3NB



**UNITS 4,5 & 7**  
IMMEDIATELY AVAILABLE  
5,725 – 15,885 SQ FT  
TO LET





# ADVANTAGE

Argent Trade Park offers a unique opportunity for occupiers to be located in a key West London location within walking distance of a Crossrail station at Hayes & Harlington station and the nearby town centre with all the associated amenities on your doorstep.

## AVAILABILITY

A new full repairing and insuring lease is available for a term by arrangement directly with the Landlord.

## AMENITIES

- Prominent, established trade and industrial location
- Close proximity to Crossrail station at Hayes & Harlington
- Walking distance to town centre
- Secure gated estate
- Additional overflow car parking
- Estate lighting
- Landscaped areas





UNIT 4	SQ FT	SQ M
WAREHOUSE	6,628	615.8
GF RECEPTION AND AMENITIES	616	57.2
FF OFFICE	2,916	270.9
<b>TOTAL (GIA)*</b>	<b>10,160</b>	<b>943.9</b>

UNIT 5	SQ FT	SQ M
WAREHOUSE	4,085	379.5
GF RECEPTION AND AMENITIES	501	46.6
FF OFFICE	1,139	105.8
<b>TOTAL (GIA)*</b>	<b>5,725</b>	<b>531.9</b>

UNIT 7	SQ FT	SQ M
WAREHOUSE	3,454	320.9
GF RECEPTION AND AMENITIES	1,164	108.1
FF OFFICE	1,129	104.9
<b>TOTAL (GIA)*</b>	<b>5,747</b>	<b>533.9</b>

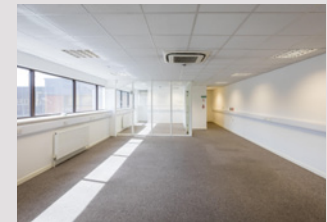
- 6.1 M EAVES RISING TO 7.1 M
- ONE UP AND OVER LOADING DOOR
- LIGHTING TO WAREHOUSE
- FIRST FLOOR OFFICES
- CLEAR SPAN WAREHOUSE SPACE
- SHARED REAR YARD
- ALLOCATED PARKING
- ABILITY TO FIT OUT ADDITIONAL OFFICES IN UNDERCROFT



- 6.1 M EAVES RISING TO 7.1 M
- ONE UP AND OVER LOADING DOOR
- LIGHTING TO WAREHOUSE
- GROUND AND FIRST FLOOR OFFICES
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## ACCESSIBILITY

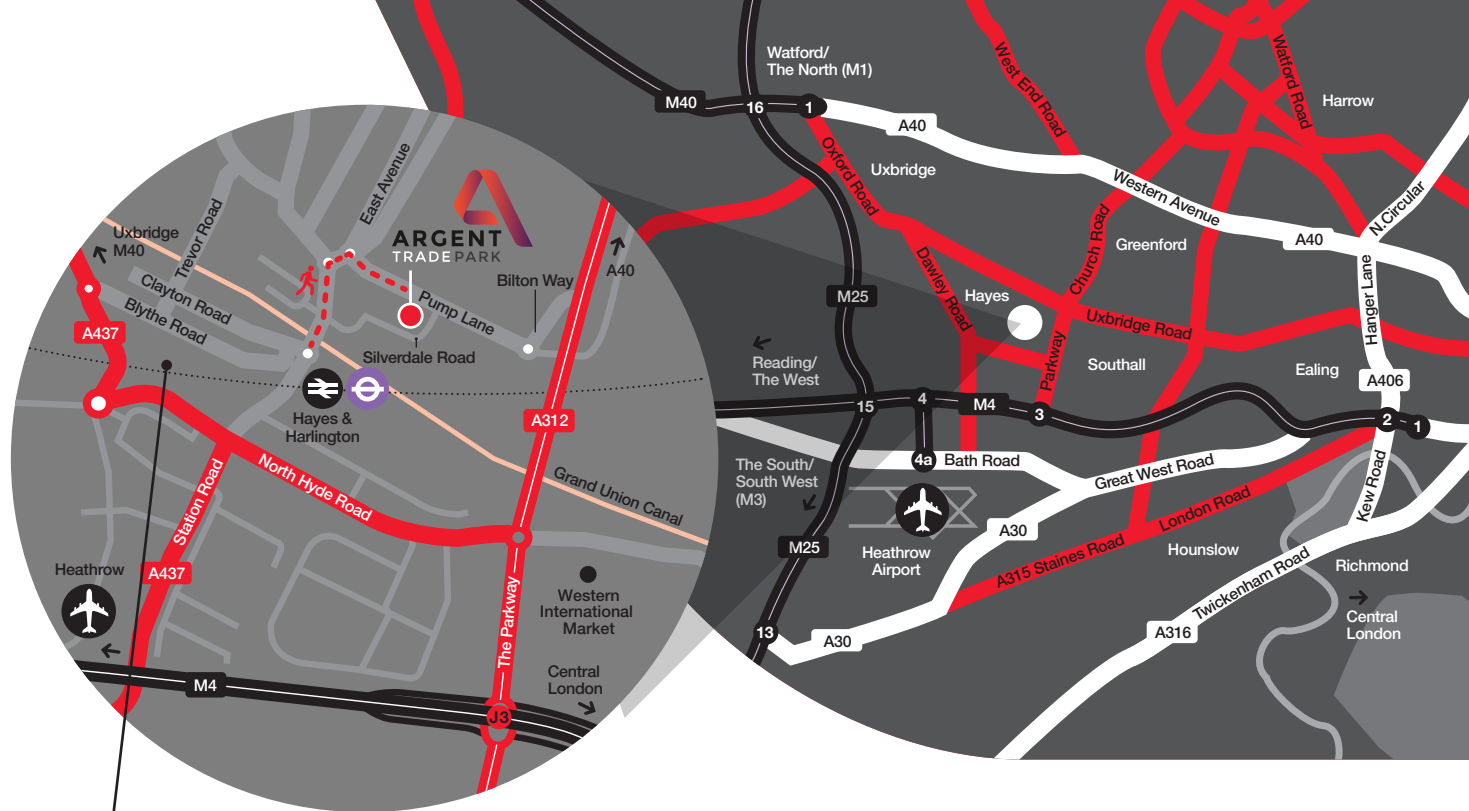
Argent Trade Park is an established and prominent estate which fronts Pump Lane - a busy industrial and trade destination that provides direct access to Hayes town centre.

Located just off the A312, which provides direct access to Junction 3 of the M4 to the south and the A40/M40 to the North, Argent Trade Park is strategically located close to major communications routes and Heathrow Airport.

The location also offers excellent access to Hayes town centre and Hayes and Harlington railway station, which is an 8 minute walk and provides regular, direct services to London Paddington of 21 minutes. The station is currently being upgraded in preparation for the arrival of Crossrail in 2020. The extensive and regular bus services in the area are also in close proximity.

HAYES AND HARLINGTON RAILWAY STATION	0.7 MILES
HEATHROW AIRPORT	4.4 MILES
HEATHROW CARGO CENTRE	6.1 MILES
M4 JUNCTION 3	3.2 MILES
M25 JUNCTION 15	5.7 MILES
A40	7.6 MILES

Source: Google Maps



### ELIZABETH LINE FROM HAYES & HARLINGTON

TfL Rail provides stopping services from Paddington to Heathrow Airport (Terminals 2&3 and Terminal 4 stations) via Hayes & Harlington.

Services from Paddington to Heathrow run every 30 minutes, with a journey time of about 35 minutes. Free shuttle services run from Terminals 2&3 to Terminal 5 with a journey time of 6 minutes.

When the full route opens, up to ten Elizabeth line services an hour will allow passengers from Hayes & Harlington to travel to Reading or Heathrow in the west or through the central London tunnels to Essex and southeast London.

### Coming soon

#### THE OLD VINYL FACTORY

Office buildings  
New homes  
Innovation hub  
Restaurants, shops, gym,  
cinema and music venue.



FOR FURTHER INFORMATION & TO VIEW PLEASE CONTACT:

**CUSHMAN & WAKEFIELD**

020 7935 5000  
020 8569 1600  
cushmanwakefield.co.uk

**HEATHER HARVEY-WOOD**

Heather.Harvey-Wood@cushwake.com  
T +44 (0) 7917 423467

**ADRIAN TEMPLE**

adrian.temple@cushwake.com  
T +44 (0)78 1076 7368



020 8759 4141

jll.co.uk/property

**SARAH DOWNES**

Sarah.Downes@eu.jll.com  
T +44 (0)7856 003033

**JOE JENKINS**

joe.jenkins@eu.jll.com  
T +44 (0)7928 525962