



UNDER REFURBISHMENT

Coming Soon, Units 6 & 7
21,795 sq ft (2,024.7 sq m)*

MODERN INDUSTRIAL / WAREHOUSE UNITS

*Subject to confirmation at post refurbishment re-measure

RIGBY LANE | HAYES | UB3 1EY

Waterway
Park



Indicative image of post refurbishment. Image shows Unit 2.



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Terms

RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 1 April 2026 is £285,000.

TERMS

New Full Repairing and Insuring lease on terms to be agreed.

EPC

Targeting minimum EPC B upon completion of refurbishment.

Contacts

Viewings are strictly by appointment with the joint agents:



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Accommodation

	SQ M	SQ FT
Ground Floor Warehouse & Office	1,719.5	18,509
Mezzanine	118.5	1,276
First floor	186.7	2,010
Unit 6 & 7 Total (GEA)	2,024.7	21,795



7.5m to underside of haunch

3 electrically operated loading doors

37.5 kN/m2 floor loading



3 phase electricity

Fully fitted first floor office

Potential for secure yard

Waterway Park is prominently located on Rigby Lane, off Swallowfield Way, an established industrial logistics location in Hayes.

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