



2 UNIT 2
TO LET
8,599 SQ FT (798.9 SQ M)
01895 812 344

RIGBY LANE | HAYES | UB3 1EY

Unit 2 - To Let
8,599 sq ft (798.8 sq m)

MODERN INDUSTRIAL / WAREHOUSE UNIT

Waterway
Park

RIGBY LANE | HAYES | UB3 1EY

Waterway Park

The unit benefits from excellent transport links, including road, rail, and Crossrail connections.

Its close proximity to Heathrow Airport further enhances its appeal, providing efficient logistical access for companies that require seamless transportation options.



Hayes & Harlington Railway Station

Heathrow Airport

A312

M4

selco BUILDERS WAREHOUSE

ASDA

NEX NIPPON EXPRESS

DHL

Lufthansa

Dawley Rd

Swallowfield Way

Portakabin

Rigby Lane

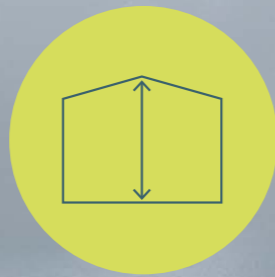
Hasbro

Regus

ALEXION®



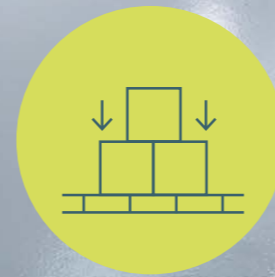
**Newly refurbished
high specification
modern warehouse/
industrial unit.**



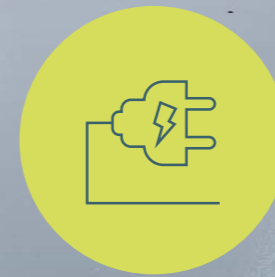
7.5m to
underside
of haunch



Electrically
operated
loading door



37.5 kN/m²
floor loading



3 phase
electricity



Fully fitted
first floor
office



Potential for
secure yard



Accommodation

Ground Floor	7,436 sq ft	690.8 sq m
First Floor Office	1,163 sq ft	108 sq m
Total (GEA)	8,599 sq ft	798.8 sq m



Sat Nav: **UB3 1EY**



Benefits from excellent communication links

Waterway Park is prominently located on Rigby Lane. The A312 and A408 are easily accessed via Dawley Road and provides a link to junctions 3 & 4 of the M4 motorway with good access to Central London & Heathrow Airport. The M25 (Junction 15) is approximately 3.8 miles west of Waterway Park connecting to the wider motorway network.

Buses run along Dawley Road between Heathrow T5 and Hayes & Harlington railway station with frequent trains to London Paddington. The station benefits from the addition of the new Crossrail providing shorter journey times of just 18 minutes to Central London.



Drive Times

M4 Junction 3	2.2 Miles
M4 Junction 4	2.4 Miles
M25 Junction 15/4b	3.8 Miles
M40 Junction 1	5.5 Miles



Hayes & Harlington Crossrail Station

1.1 Miles



London Heathrow Airport

2.8 Miles

Terms

RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £92,000.

TERMS

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

EPC

TBC upon completion of refurbishment.

Contacts

Viewings are strictly by appointment with the joint agents:



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