



Unit 16 Brook Industrial Estate

Bullsbrook Road, Hayes, UB4 0JZ

Fully Refurbished Modern Industrial / Warehouse Unit

2,434 sq ft

(226.13 sq m)

- Fully refurbished
- Clear eaves 5.84m rising to 8m at the apex
- Up & over loading door
- Loading bay
- Power
- Allocated parking spaces
- LED Lighting
- WC
- Secure gated estate
- Close proximity to M4 & A40

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Summary

Available Size	2,434 sq ft
Rent	£56,051 per annum
Business Rates	Interested parties are advised to contact Borough Council.
Service Charge	Approximately £3,217 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Brook Industrial Estate is situated just off the Uxbridge Road and is approached via Springfield Road and Bullsbrook Road. The estate is conveniently located near to the Hayes By-Pass which allows easy access the A40 and Junction 3 of the M4 providing swift access Central London and to Heathrow Airport only within 6 miles of the premises.

Description

The Brook Industrial Estate is a popular and well managed estate comprised of 4 terraces of modern industrial / warehouse units of steel portal frame construction with brick elevations constructed in the early 1990's, designed to meet the needs of small businesses. The units are accessed via a full height loading door serviced by loading bays and benefitting from an excellent max eaves height of 8m. Allocated parking is located on the estate.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

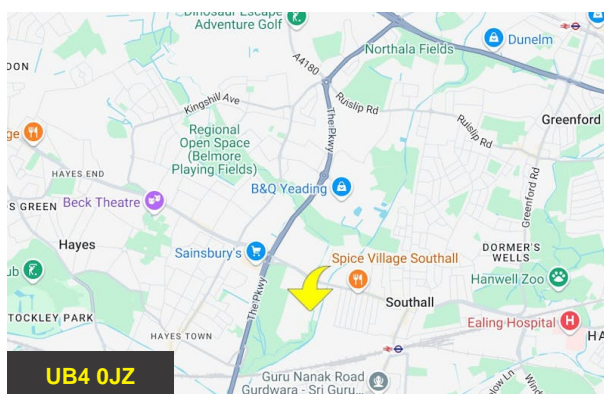
Description	sq ft	sq m
Warehouse	2,434	226.13
Total	2,434	226.13

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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