

FOR SALE

A PRIME WEST LONDON FREEHOLD WORKSHOP WITH OFFICES AND EXTENSIVE YARD SPACE - DEVELOPMENT POTENTIAL

UNIT 1A & A Britannia Trading Estate, Printing House Lane, Hayes UB3 1AP



Features

- 11,006 Sq Ft (1,022.46 Sq M)
- On Application
- Motor Trade Use
- 3 Separate Yard Areas
- Scope for Extension & New Development
- Highly Prominent
- Roadside Unit

Summary

An excellent opportunity to acquire a freehold motor trade workshop occupying a generous site with substantial external storage and parking. The property benefits from three separate secure yard areas capable of accommodating up to 30 vehicles, making it ideal for a range of automotive, trade and commercial uses.

The extensive external areas provide significant operational flexibility while also offering considerable asset management and development potential. Subject to the necessary planning consents, there is scope to extend the existing workshop or construct an additional standalone workshop building, creating opportunities to increase operational capacity or generate additional rental income.

The property represents a rare opportunity for owner-occupiers, investors and developers seeking a well-located commercial asset with immediate functionality and long-term growth potential.



Chamberlain
COMMERCIAL

For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

The unit is located on Printing House Lane, close to Hayes Town Centre and convenient for Heathrow Airport and its excellent motorway connections. The prominent roadside position provides excellent visibility and exposure to passing vehicular traffic, making it particularly suitable for motor trade and customer-facing businesses.

Description

The property consists of an industrial workshop with ground floor entrance reception offices, self contained first floor office suite and 3 separate external yard areas. The property is currently occupied by a motor trade workshop.

Tenure

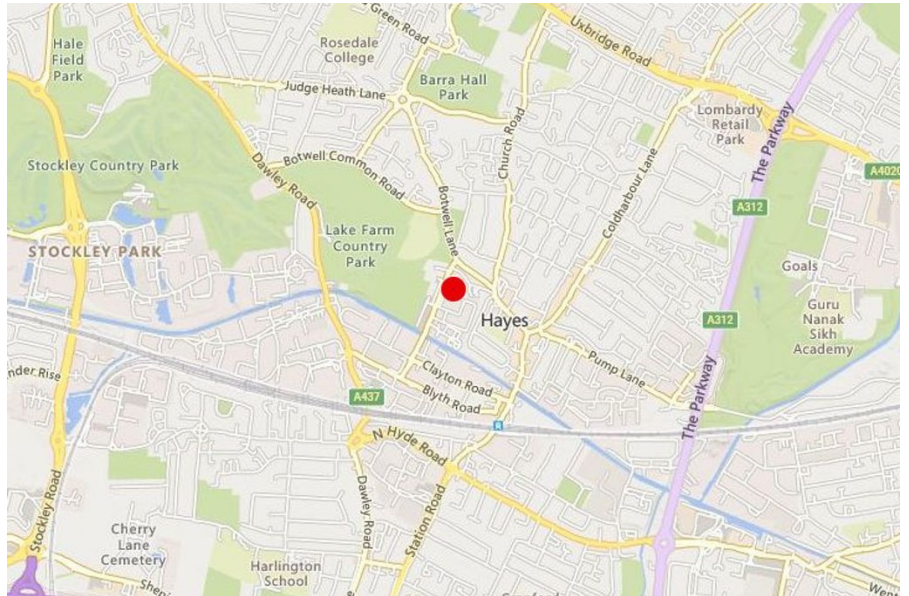
Freehold

Terms

The property is for sale freehold with full vacant possession. Price upon application.

Business Rates

London Borough of Hillingdon. The property has several rating assessments. We understand the rates payable for the property are £32,710 for 2026/27. Interested parties should verify this information.



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Planning

The property currently has a Sui Generis Motor Trade use and B2 Light Industrial use. Other uses, such as a trade counter retail may be possible, subject to local authority consent.

VAT

VAT may be applicable. To be confirmed.

EPC

To be confirmed.

Viewing

Strictly by prior appointment via letting agents Chamberlain Commercial. Contact Archie Chamberlain or Harry Pountney on 0208 429 6899. Info@chamberlaincommercial.com.



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