



INDUSTRIAL / WAREHOUSE PREMISES

TO LET



Key Benefits

- Prominently located on Hayes Road
- 7.2m clear eaves height
- High quality first floor offices
- One electric roller shutter door
- 24 hours, 7 days a week
- Quality landscaped environment

MODERN END OF TERRACE UNIT

UNIT 7, TRADE CITY, HAYES ROAD, HAYES UB2 5XJ

11,040 sq ft (1,026 sq m)

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Offices at:

Central London M25 North/Hertford M25 East/Dartford M25 South/Reigate M25 West/Heathrow Midlands/Birmingham North West/Manchester

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UNIT 7, TRADE CITY, HAYES ROAD, HAYES UB2 5XJ

LOCATION

Located approximately 3 miles to the north east of Heathrow Airport and approximately 14 miles to the west of Central London, this prominent site is easily accessible via the A312 which provides a direct route to Junction 3 of the M4 located within 0.5 miles.

Trade City Hayes occupies a prominent site adjacent to the established Western International Market. Public transport is provided by rail from Hayes & Harlington mainline station (direct route to London Paddington in 20 mins) and numerous bus services on Hayes Road.

DESCRIPTION

The property is a single bay steel portal frame with 7.2m eaves height and a minimum floor loading of 37.5 kN/m². There are no hours of use restrictions on site. High Quality offices are provided on the first floor.

ACCOMMODATION

The property comprises the following approximate gross external areas:-

	FT ²	M ²
Ground Floor	9,797	910
First Floor	1,243	116
TOTAL	11,040	1,026

TERMS

The property is available by way of a new lease available from the landlord for a term to be agreed.

RENT

On application.

RATES

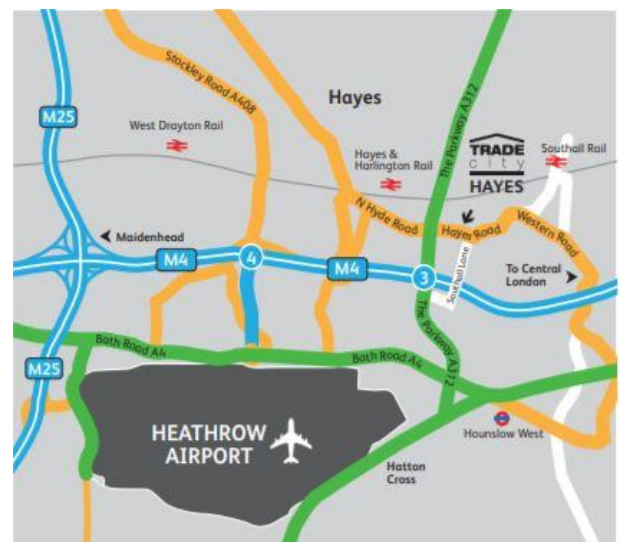
Interested Parties should make their own enquiries to the local council.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – A16



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Chartered Surveyors