



MOVE INN ESTATES

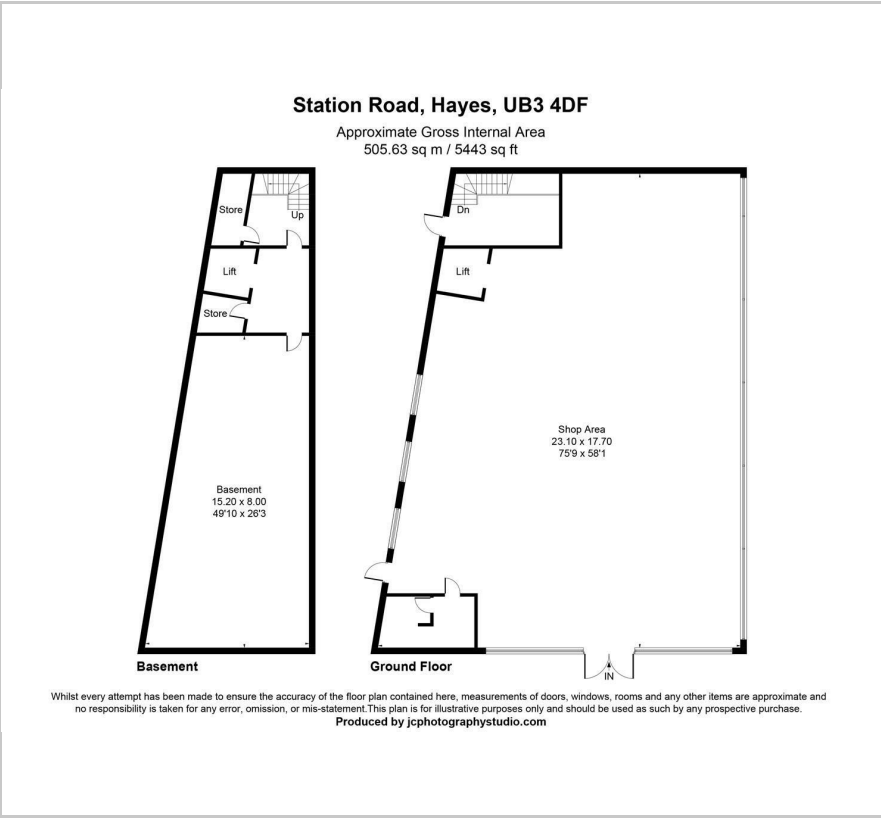
MAKING THE RIGHT MOVE



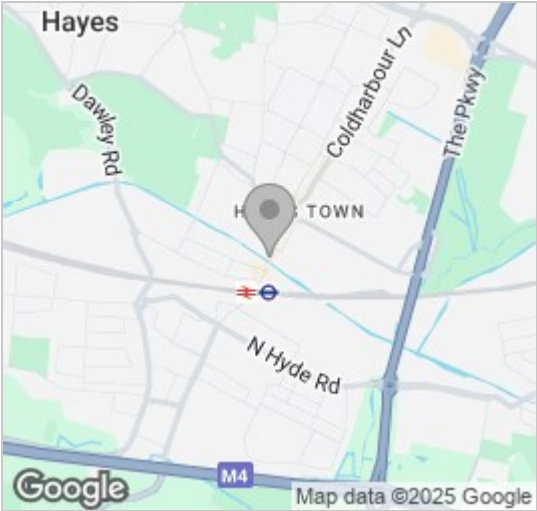
Station Road
, Hayes, UB3 4DF
£8,333 Per Month



Floor Plan



Area Map



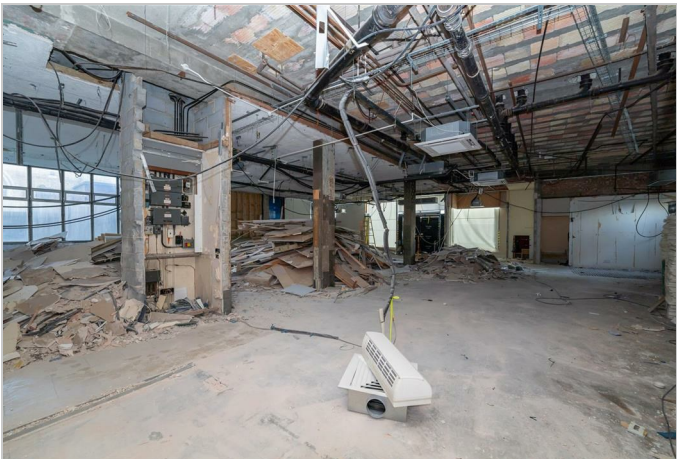
Energy Efficiency Graph



Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- **Prime Location:** Situated in Hayes town centre with excellent high-street frontage and visibility.
- **Previously Barclays Bank:** A well-established and versatile space under Use Class E.
- **Superb Connectivity:** Moments from Hayes & Harlington Station (Elizabeth Line) with links to London and Heathrow.
- **Spacious Layout:** Offers 3,685 sq ft on the ground floor and 1,169 sq ft in the basement.
- **Thriving Commercial Hub:** Surrounded by major brands like Boots, Tesco Express, Greggs, and KFC.
- **Flexible Lease Terms:** Available on a brand-new lease at £100,000 per annum exclusive.



Move Inn Estates is delighted to offer this exceptional commercial property at 62 Station Road, Hayes, UB3 4DF. Previously used as a Barclays Bank, this spacious unit offers approximately 4,854 sq ft of total floor space, with 3,685 sq ft on the ground floor and an additional 1,169 sq ft in the basement.

Situated in a highly sought-after location, the property benefits from a prominent high-street frontage in the bustling heart of Hayes. Surrounded by a variety of well-established local and national businesses, including Boots, Tesco Express, Halifax, Greggs, and KFC, the unit enjoys excellent visibility and significant footfall.

The premises fall under Use Class E, making them suitable for a wide range of businesses, such as retail, offices, cafés, clinics, or other professional services, subject to the necessary consents. The building's layout and generous proportions offer immense flexibility for tenants to tailor the space to meet their operational needs.

This property is ideally positioned just moments from Hayes & Harlington Station, which is serviced by the Elizabeth Line. This strategic location ensures excellent connectivity to Central London, Heathrow Airport, and other major destinations, making it an attractive prospect for businesses targeting both local and commuter traffic.

Available on a brand-new lease with terms to be mutually agreed, the property is offered at a rent of £100,000 per annum exclusive. Its combination of a versatile layout, prime location, and historical use by a leading bank



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.