

TO LET - INDUSTRIAL

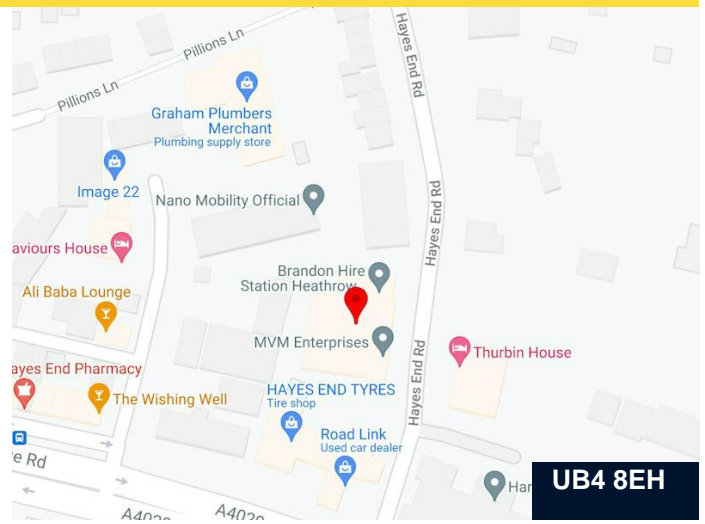
UNITS 1 & 2 HAYES END ROAD

Hayes, UB4 8EH



Key Highlights

- 11,785 sq ft
- Unit 1 is 6,665 sq ft and Unit 2 is 5,120 sq ft
- 4.4 miles to Heathrow Airport
- Short Term/Flexible Lettings Available
- Approx. 0.5 acre site (0.20 hectares)
- 3.2 miles to J3 of the M4 and 3.7 miles to the A40



Description

The site is approx. 0.5 acres (0.20 hectares) and comprises a semi-detached unit totaling approx. 11,785 sq ft (1,094.86 sq m) and benefits from Sui Generis planning use.

Unit 1 is 6,665 sq ft and unit 2 is 5,120 sq ft. The units are steel portal frame construction with a secure yard area on each side and to the rear, car parking to the front, and will be provided with vacant possession.

Location

Units 1 & 2 Hayes End Road is located off Uxbridge Road in Hayes, providing direct access to the A40 to the north and the M40 to the south via the A312. The site is less than 5 miles from Heathrow Airport, with the A4020 immediately adjacent to the site providing direct access to the M25 to the west and Central London to the east.

Uxbridge tube station and Hillingdon tube station are less than 3 miles from the site, providing regular train access direct to Kings Cross St. Pancras and the City of London via the Metropolitan and Picadilly lines.

Accommodation

The accommodation comprises of the following approximate unit sizes

| Description | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| Unit 1 | 6,665 | 619.20 | Sold |
| Unit 2 | 5,120 | 475.66 | Sold |
| Total | 11,785 | 1,094.86 | |

Viewings

Strictly by appointment with sole agents Savills

Terms

Rent on Application

Planning

We understand the site benefits from B8 use. It is recommended that all parties conduct their own enquiries.



Contact

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