

# 8 Trident Way

INTERNATIONAL TRADING ESTATE SOUTHALL  
UB2 5LB

**WAREHOUSE /  
INDUSTRIAL UNIT TO LET**  
34,746 Sq Ft (3,228 Sq M)

**FLEXIBLE LEASE TERMS  
AVAILABLE**



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## LOCATION

International Trading Estate is situated on the border of Hayes and Southall, approximately 1.5 miles to the north east of Junction 3 of the M4. The estate is within 1 mile of the A312 (Hayes By Pass), which is the main link road between the M4 and the A40 (M40).

The estate itself is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312. Heathrow Airport is in close proximity and is accessed via the A312/A30 or via Junction 4 of the M4.

## DESCRIPTION

The premises comprises an end of terrace warehouse / industrial unit of steel portal frame construction with brick infill under a pitched roof. The unit benefits from a level access loading door to the front of the unit and office accommodation at first floor.

## KEY FEATURES

- 5m eaves
- 1 level access loading door
- 24 hour access
- 24 hour estate security and CCTV
- Ancillary offices
- 3 phase power

## LEASE TERMS

The premises is available on a new lease, on terms to be agreed.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ENERGY PERFORMANCE RATING

EPC available upon request.

## ACCOMMODATION

8 Trident Way	Sq Ft	Sq M
Industrial/warehouse	32,012	2,974
Offices	2,734	254
<b>TOTAL</b>	<b>34,746</b>	<b>3,228</b>



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