MERIDIAN CP PARTNERS

For Sale



Hackland House

346 Yeading Lane, Hayes, UB4 9AY

FOR SALE - Vacant FREEHOLD Nursery Building close to Hayes & Harlington Station

2,401 sq ft
(223.06 sq m)

- Comprehensive offering to the Nursery Sector
- Arranged across two floors only
- Two Fully Enclosed Play Areas
- Large forecourt parking area.
- Superbly fitted specific to this User Type.

Hackland House, 346 Yeading Lane, Hayes, UB4 9AY

Summary

Available Size	2,401 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

An exceptional opportunity to acquire this substantial freehold property extending to approximately 2,401 sq ft, currently configured as a children's nursery and offered to the market with full vacant possession. This versatile space presents a wealth of possibilities for a variety of future uses, subject to the necessary consents, making it an appealing prospect for investors, developers, or owner-occupiers alike.

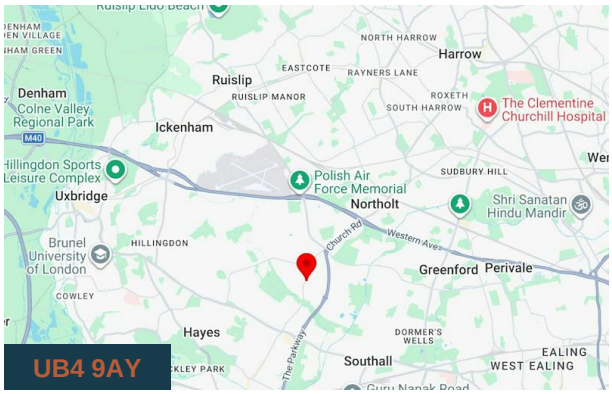
The property offers a bright and welcoming interior, featuring a large open-plan activity room filled with natural light alongside a range of well-proportioned ancillary spaces. The layout is both practical and highly adaptable, lending itself perfectly to continued childcare or educational use, or alternatively reconfiguration for residential or other commercial purposes. A well-equipped kitchen is already in place, supported by multiple storage areas and facilities, providing a functional and ready-to-use environment or a blank canvas for redesign.

Externally, the property benefits from a secure outdoor area with covered sections, ideal for year-round use, as well as a prominent frontage with enclosed boundaries that offer both privacy and security. To the rear, there is the added advantage of a private car park, providing convenient off-street parking.

Location

Hackland House is located in Hayes, within the London Borough of Hillingdon, an area that has seen significant regeneration and sustained investor interest in recent years. Its West London location, combined with strong transport connectivity and proximity to Heathrow Airport, underpins long-term rental demand and capital growth potential.

The property benefits from excellent connectivity, a key driver for investment value. Nearby Hayes & Harlington Station provides direct access to the Elizabeth Line, delivering fast connections into Central London, the West End, Canary Wharf, and Heathrow Airport. This has substantially enhanced the area's appeal to commuters and tenants, strengthening both rental yields and resale prospects. In addition, the area is well served by major road networks including the A312, A40, and M4, offering efficient links across London and the wider South East.







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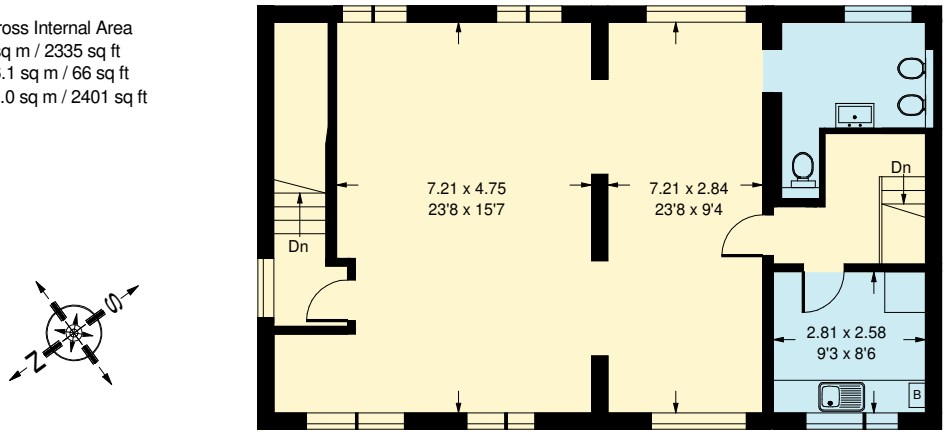
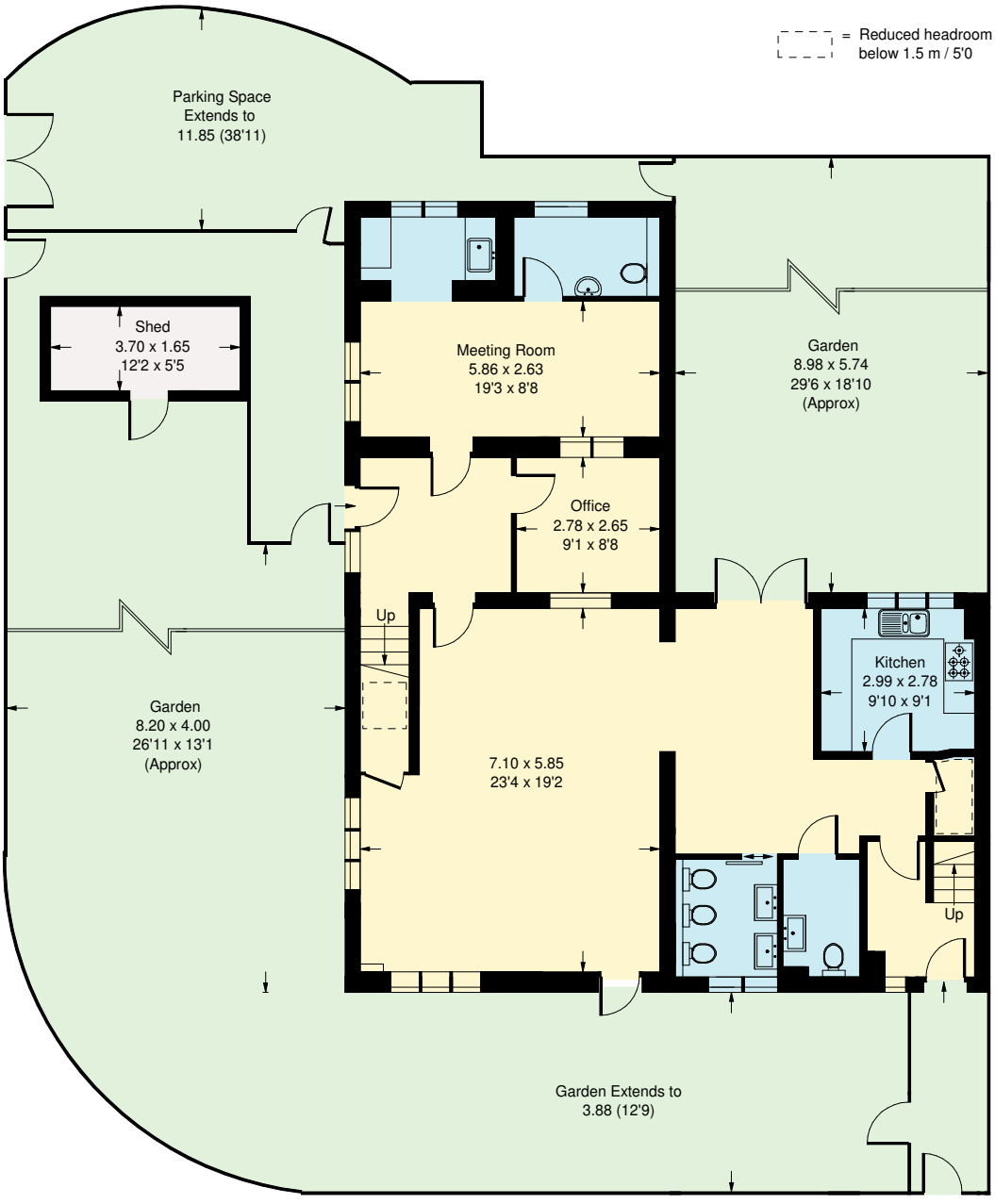
Hackland House, UB4

Approx Gross Internal Area
216.9 sq m / 2335 sq ft
Shed = 6.1 sq m / 66 sq ft
Total = 223.0 sq m / 2401 sq ft



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.