



## Unit 5 Argent Trade Park

Pump Lane, Hayes, UB3 3NB

### Industrial / Warehouse Unit To Let

**5,725 sq ft**  
(531.87 sq m)

- 1 level access loading door
- Car parking and loading to the rear
- Car parking and pedestrian access to the front
- 6.1m eaves, rising to 7.1m
- Ground and first floor offices

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## Summary

|                |                     |
|----------------|---------------------|
| Available Size | 5,725 sq ft         |
| Rent           | Rent on application |
| Rates Payable  | £40,560 per annum   |
| Rateable Value | £84,500             |
| Service Charge | £0.94 per sq ft     |
| EPC Rating     | Upon enquiry        |

## Description

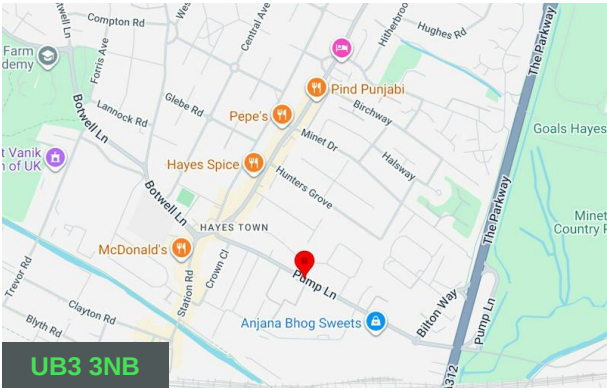
Argent Trade Park is an established and prominent estate which fronts Pump Lane – a busy industrial and trade destination that provides direct access to Hayes town centre.

Unit 5 is a mid-terrace warehouse unit on a well-managed estate. The property benefits from separate offices and car parking accessed off Silverdale Road.

## Location

Located just off the A312, which provides direct access to Junction 3 of the M4 to the south and the A40/M40 to the North, Argent Trade Park is strategically located close to major communications routes and Heathrow Airport.

The location also offers excellent access to Hayes town centre and Hayes and Harlington railway station, which is an 8 minute walk and provides regular, direct services to London Paddington of 21 minutes. The extensive and regular bus services in the area are also in close proximity.



## Viewing & Further Information



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