RARE FREEHOLD OPPORTUNITY
OF INTEREST TO OWNER OCCUPIERS AND INVESTORS
38,828 sq ft (3,607.24 sq m)

Colliers

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FOR SALE

Carmel House, Unit 4F Swallowfield Way, Hayes, UB3 1DQ

Key Points:

- Opportunity to acquire a secure self contained freehold industrial unit in Hayes situated on a 2 acre site.
- 8m eaves height
- 7 dock level doors
- 1 ramp access and 1 level access door
- Fitted chillers and freezers
- Secure yard with approx. 32m depth
- 500 kVA power supply with PV panels
- Prominently located in an established industrial area in close proximity to Junction 3 of the M4 (2.5 miles), Heathrow Airport (3 miles) and Hayes town centre (1 mile)
- Property offered with full vacant possession on a freehold basis



Contact us:

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Description

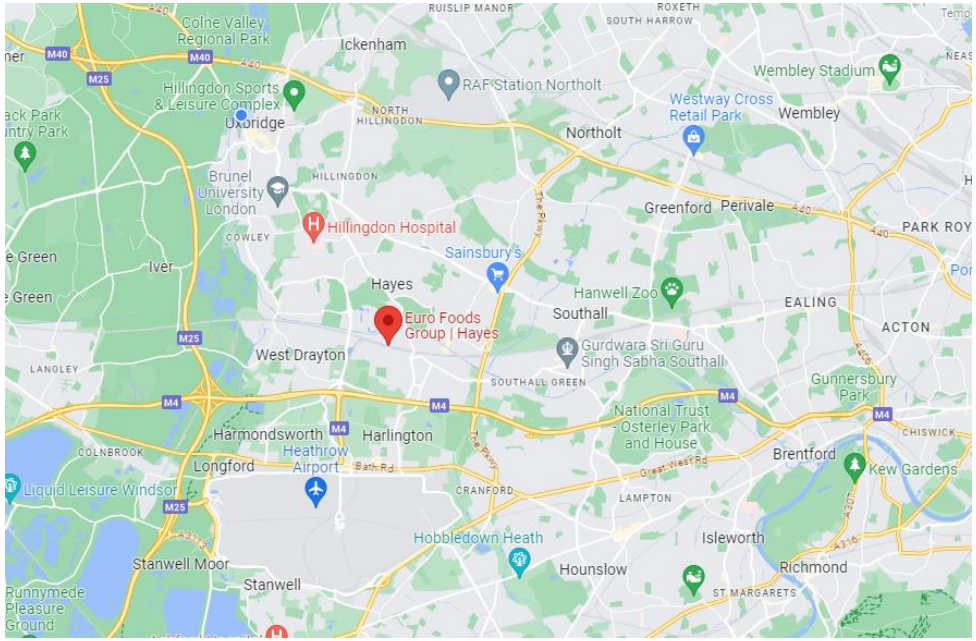
The premises comprise a self-contained, detached warehouse primarily of steel portal frame construction with profile cladding on a secure site.

The warehouse benefits from fitted chillers and freezers already installed, more details are available upon request.

Two-storey office accommodation is available to the front, along with side access to the rear yard which benefits from 7 dock level access doors, 1 level access and 1 ramp access door. The unit has power capacity of 500kva supported by the PV panels on the roof.

Location

Carmel House is situated circa one mile to the west of Hayes Town Centre and Hayes mainline station. Heathrow International Airport lies 3 miles to the south and Heathrow Cargo Terminal is 4 miles to the south. Access to Junction 3 of the M4 is approximately 2.5 miles to the east, providing onward access to Junction 15 of the M25 (6 miles west) and in turn the national motorway network.



Floor Areas

The property has the following approximate gross internal floor areas:

AREAS (Approximate GIA)		
	Sq Ft	Sq M
Warehouse	30,370	2,821.47
Plant / Security	1,096	101.82
Ground and First Floor Offices	7,362	683.95
TOTAL	**38,828**	**3,607.24**

Planning

We recommend interested parties make their own enquiries.

Rateable Value

The ratable value for the premises with effect from 1st April 2023 is £395,000

VAT

The property is elected for VAT.

Tenure

Available on a freehold basis with vacant possession.

EPC

Available upon request.

Proposal

Price on application

Contact

Price on application. For further information and to arrange inspections please contact sole agents Colliers.

Colliers

Business

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ANTI MONEY LAUNDERING
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Warehouse/Industrial Unit

Carmel House, Hayes



