



TO LET

138 Clayton Road

Hayes, UB3 1BL

To be Refurbished

**1,494 SQ FT
(138.8 SQ M)**

Key Points:

- To be Refurbished
- 4.15m clear height
- 4-5 car parking spaces
- Front loading yard area (shared)
- M4/Elizabeth Line location

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Description

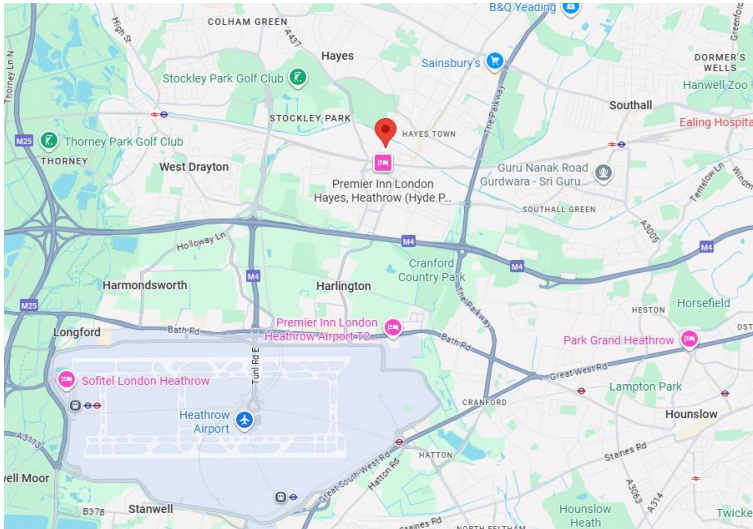
The unit benefits from 4.15m clear eaves height (rising to 4.8m at apex), 1 level access loading door, a kitchenette and WC facilities.

The unit is due to be refurbished. Externally, the property benefits from 4-5 car parking spaces and a loading yard to the front.

Location

Situated off Dawley Road, the unit has direct access to the A408 and M4 motorway via junction 4 (2.3 miles), enabling swift connection to London Heathrow Airport, the M25 and major motorway networks.

The estate is also well-served by public transport with regular bus services available on Dawley Road. Hayes & Harlington station is approximately 0.4 miles away, providing access to Central London and the home counties via the Elizabeth Line and the GWR services.



Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse	1,494	138.8
Total	1,494	138.8

Rent

Rent on Application

Energy Performance Rating

To be assessed

Terms

The unit is available by way of a new FRI lease on terms to be agreed.

Further details available upon request.



Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

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

VAT

All prices and other costs quoted exclusive of VAT.



Indicative Photos*



Patrick Rosso

Director

Patrick.Rosso@colliers.com
+44 7825 571048



Stan Gibson

Surveyor

Stanley.Gibson@colliers.com
+44 7776 605378



YC Lau

Graduate Surveyor

YC.Lau@colliers.com
+44 7551 383904

colliers.com



95 Wigmore Street

London W1U 1FF

United Kingdom

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