

TO BE REFURBISHED

Coming Soon, Unit 10

9,196 sq ft (854.3 sq m)*

MODERN INDUSTRIAL / WAREHOUSE UNITS

* Subject to confirmation upon completion of refurbishment

RIGBY LANE | HAYES | UB3 1EY

**Waterway
Park**



Unit 10 indicative internal



Unit 10 External



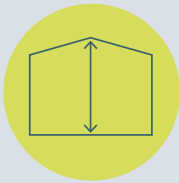
To be
refurbished



Mid terraced
industrial unit
with associated
yard to the front



Approx.
9 car parking
spaces



7.11m clear
eaves height,
rising to 9.02m
at the apex



Dedicated
power and
capped gas



One electrically
operated level
access loading
door

Accommodation

Unit 10	SQ M	SQ FT
Ground Floor Warehouse	739.3	7,958
Mezzanine	115	1,238
Total (GEA)	854.3	9,196

Waterway Park is prominently
located on Rigby Lane, off
Swallowfield Way, an established
industrial logistics location in Hayes.

Sat Nav: UB3 1EY //tiny.truck.formed



Terms

RATEABLE VALUE

Rateable value to be assigned to the premises by the VOA post separation from Unit 11.

TERMS

New Full Repairing and Insuring lease on terms to be agreed.

EPC

Targeting minimum EPC B upon completion of refurbishment.

Contacts

Viewings are strictly by appointment with the joint agents:



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