



8,599 SQ FT (798.8 SQ M)

**KEY HIGHLIGHTS**

- Established industrial location
- Excellent transport links and proximity to Heathrow Airport
- 7.2m clear eaves height
- Fully fitted first floor office
- Allocated car parking
- Floor loading 37.5 kN/m<sup>2</sup>
- Electrically operated loading door

**ACCOMMODATION**

Unit 2	Sq Ft	Sq M
Ground floor	7,436	690.8
First floor office	1,163	108
<b>Total (GEA)</b>	<b>8,599</b>	<b>798.8</b>



Indicative image of post refurbishment

For more information please contact:

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### DESCRIPTION

To be refurbished, end of terrace modern industrial warehouse unit benefitting from fully fitted first floor office, 7.5m to under side of haunch and electric level access loading door.

### SITE PLAN



### RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £92,000.

### TERMS

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

### EPC

TBC upon completion of refurbishment.



### LOCATION

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

The A312 and A408 are easily accessed via Dawley Road and provide easy access to Junction 3 & 4 of the M4 motorway, with excellent access to Central London & Heathrow Airport beyond.

The M25 (Junction 15) is approximately 3.8 miles west of Waterway Park connecting to the wider motorway network.

Buses run along Dawley Road between Heathrow T5 and Hayes & Harlington railway station, which benefits from high speed Crossrail services and frequent trains to London Paddington and Heathrow Airport.

Destination	Distance
Hayes & Harlington Crossrail Station	1.1 mile
M4 Junction 3	2.2 miles
M4 Junction 4	2.4 miles
Heathrow Airport	2.8 miles
M25 Junction 15/4b	3.8 miles
M40 Junction 1	5.5 miles

Source: Google Maps



### FURTHER INFORMATION & VIEWINGS

Please contact Heather, Alex or our joint agents Colliers on 01895 813344, for more information or to view.

For more information please contact:

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