



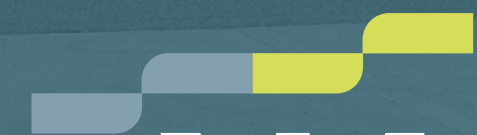
UNDER REFURBISHMENT

Coming Soon, Units 6 & 7
21,795 sq ft (2,024.7 sq m)*

MODERN INDUSTRIAL / WAREHOUSE UNITS

*Subject to confirmation at post refurbishment re-measure

RIGBY LANE | HAYES | UB3 1EY



Waterway
Park



Indicative image of post refurbishment. Image shows Unit 2.



Indicative image of post refurbishment. Image shows Unit 2.



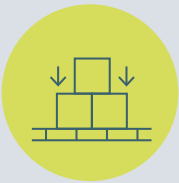
Indicative image of post refurbishment. Image shows Unit 2.



7.5m to underside of haunch



3 electrically operated loading doors



37.5 kN/m2 floor loading



3 phase electricity



Fully fitted first floor office



Potential for secure yard

Accommodation

	SQ M	SQ FT
Ground Floor Warehouse & Office	1,719.5	18,509
Mezzanine	118.5	1,276
First floor	186.7	2,010
Unit 6 & 7 Total (GEA)	2,024.7	21,795

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

The Rateable value assigned to the premises by the VOA from 1 April 2026 is £285,000.

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:



Heather Harvey-Wood
heather.harvey-wood@cushwake.com
07917 423467

Alex Doyle
alexander.doyle@cushwake.com
07826 537141

George O'Connor
George.Oconnor1@cushwake.com
07552 267385



Patrick Rosso
patrick.rosso@colliers.com
07825 571048

Stan Gibson
stanley.gibson@colliers.com
07776 605378

YC Lau
yc.lau@colliers.com
07551 383904



Misrepresentation Act 1967. Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. April 2026

Designed and produced by kubiakcreative.com 266819 04/26