

TO LET

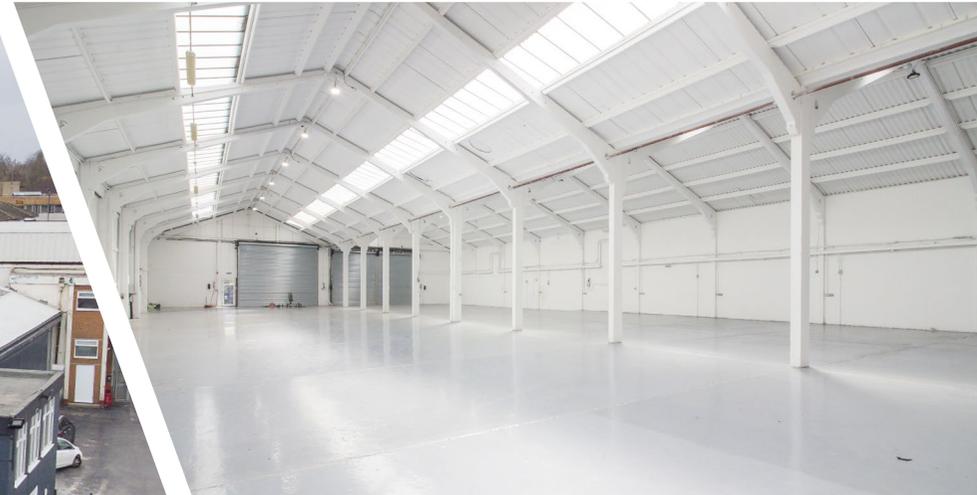
REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
WITH SECURE YARD

REFURBISHED
FULLY

5B CRAUFURD BUSINESS PARK

SILVERDALE ROAD, HAYES
UB3 3BN

15,039 SQ FT (1,387 SQ M)
Approx. Yard 9,000 SQ FT



- Approx Yard 9,000 sq ft
- Eaves height from 4.25 rising to 7.2m

- 4 x electric roller shutter doors
- Close proximity to Hayes & Harlington Station

TELSAR

5B CRAUFURD BUSINESS PARK

SILVERDALE ROAD, HAYES, UB3 3BN

LOCATION

The site is situated on Craufurd Business Park off Silverdale Road and is only a short walk from Hayes town centre. The site benefits from good communication links being in close proximity to the M4, M25, A40 and Heathrow Airport.

Hayes and Harlington station is also just a short walk away and provides regular connections to London Paddington in 20 minutes, Reading and the West Country.

DESCRIPTION

The premises comprise refurbished detached industrial / warehouse unit of steel portal frame construction with block and profile cladding elevations beneath a pitched roof. Access to the open plan warehouse is gained via 3electric roller shutters serviced by a secure dedicated yard with a further electric roller shutter to the side elevation of the unit. with purpose-built ground and first floor offices to the side elevation. The unit further benefits from 3 phase power and mains gas, alongside a max height of 7.2m.

AMENITIES

- Min height 4.25m rising to 7.2m
- 4x Electric roller shutter doors
- 3 Phase power & gas
- WC's in warehouse and offices
- Kitchenette
- Concrete floor
- Translucent roof panels
- LED Lighting
- Gas blower heaters
- Ground and first floor office accommodation
- Close proximity to Hayes & Harlington UG Station

TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Warehouse	14,666	1,362.51
First Floor Office	373	34.65
TOTAL	15,039	1,397.17
<i>Approx. Yard</i>	9,000	836.13

All measurements are based on a approximate gross internal area

RENT

£270,000 per annum
(All prices will be subject to VAT)

LEGAL COSTS

Each party to bear their own costs.

BUSINESS RATES

Interested parties are advised to contact Hillingdon Borough Council to confirm this figure.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

EPC

Available upon request.



SAT NAV: UB3 3BN

VIEWING

By appointments with sole agents.

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