COMMERCIAL AGENCY

TELSAR

TO LET
PROMINENT INDUSTRIAL / WAREHOUSE UNIT

MAIN ROAD FRONTAGE

Unit 3 Provident Industrial Estate
Pump Lane, Hayes, UB3 3NE

6,786 SQ FT (630.44 SQ M)

- Prominently facing Pump Lane
- Dedicated loading bay
- Electric loading door
- Welfare facilities
- Fitted ground floor and first floor offices
- Walking distance to Hayes & Harlington UG Station (Elizabeth Line)
- Clear eaves height 5.6m rising to 7.4m
- Allocated parking spaces
- 3 Phase power & gas
- Translucent roof panels
- Close proximity to M4 & Heathrow Airport

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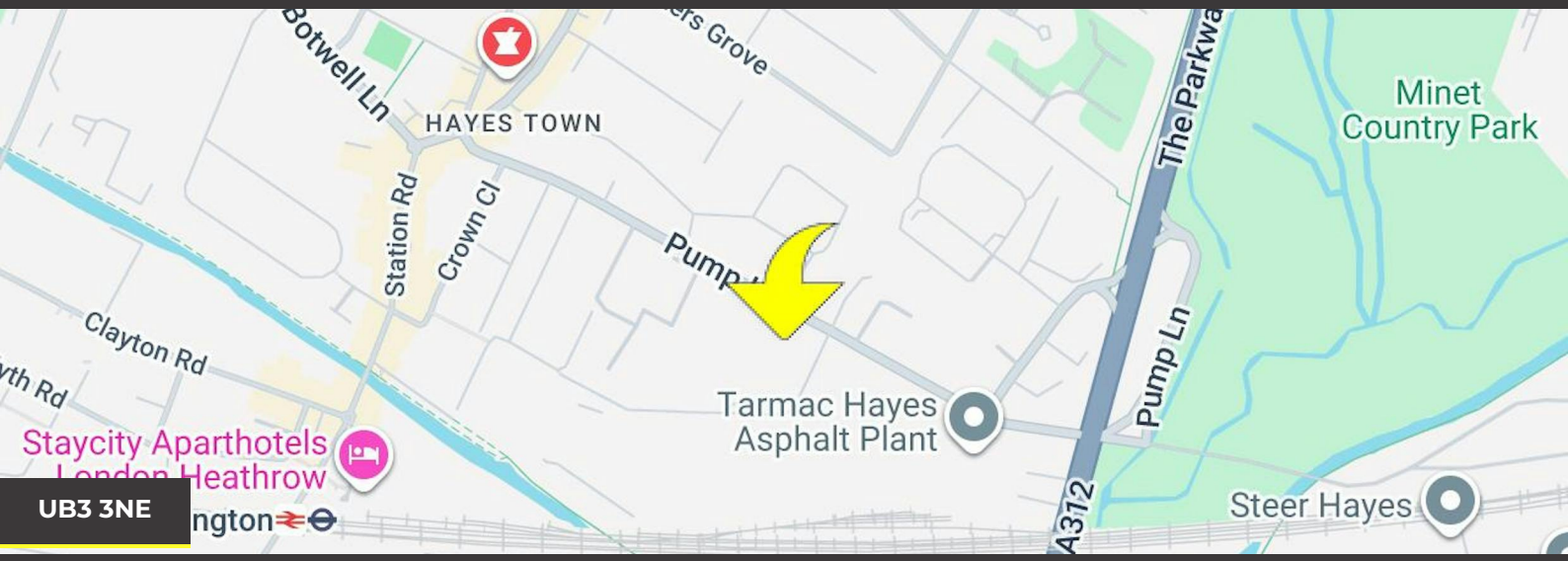
Location

The unit is located on the prominent and established Provident Industrial Estate, which fronts Pump Lane a busy industrial and trade destination, and is accessed off the A312, Hayes by-pass. The A312 provides direct access to junction 3 of the M4 providing swift access to Heathrow Airport to the south, and the A40/M40 to the north. The unit benefits further from excellent access to Hayes town centre and within a mile away from Hayes railway station (Elizabeth Line) providing easy access into London.



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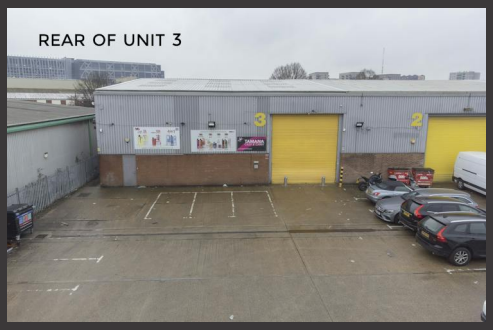

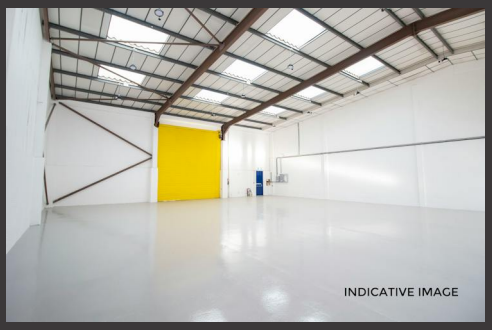

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	4,993	463.86
First Floor Offices	1,793	166.58
TOTAL	**6,786**	**630.44**

All measurements are approximate and measured on a gross external area basis.

Summary

Available Size	6,786 sq ft
Tenure	New Lease
Rent	£22 per sq ft
Business Rates	Interested parties are advised to contact Hillingdon Borough Council to confirm this figure
Service Charge	TBC
Legal Fees	Each party to bear their own costs
VAT	All prices are subject to VAT
EPC Rating	B (50)

Description
The subject premises comprise an end of terrace industrial / warehouse unit of steel truss construction constructed of a steel portal frame to a pitched roof with block elevations prominently facing Pump Lane. The unit comprises an open plan warehouse accessed via an electric loading door serviced by a dedicated loading bay, with office accommodation to the first floor. Parking is located to the rear of the premises.

Travel Distance
Hayes & Harlington UG Station (Elizabeth Line) - 0.6 miles
M4 - 1.2 miles
A40 - 3.4 miles
M25 - 4.9 miles
Heathrow Airport (T1, 2 & 3) - 4.7 miles
Central London - 14.8 miles

Source: Google Maps

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).

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.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

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