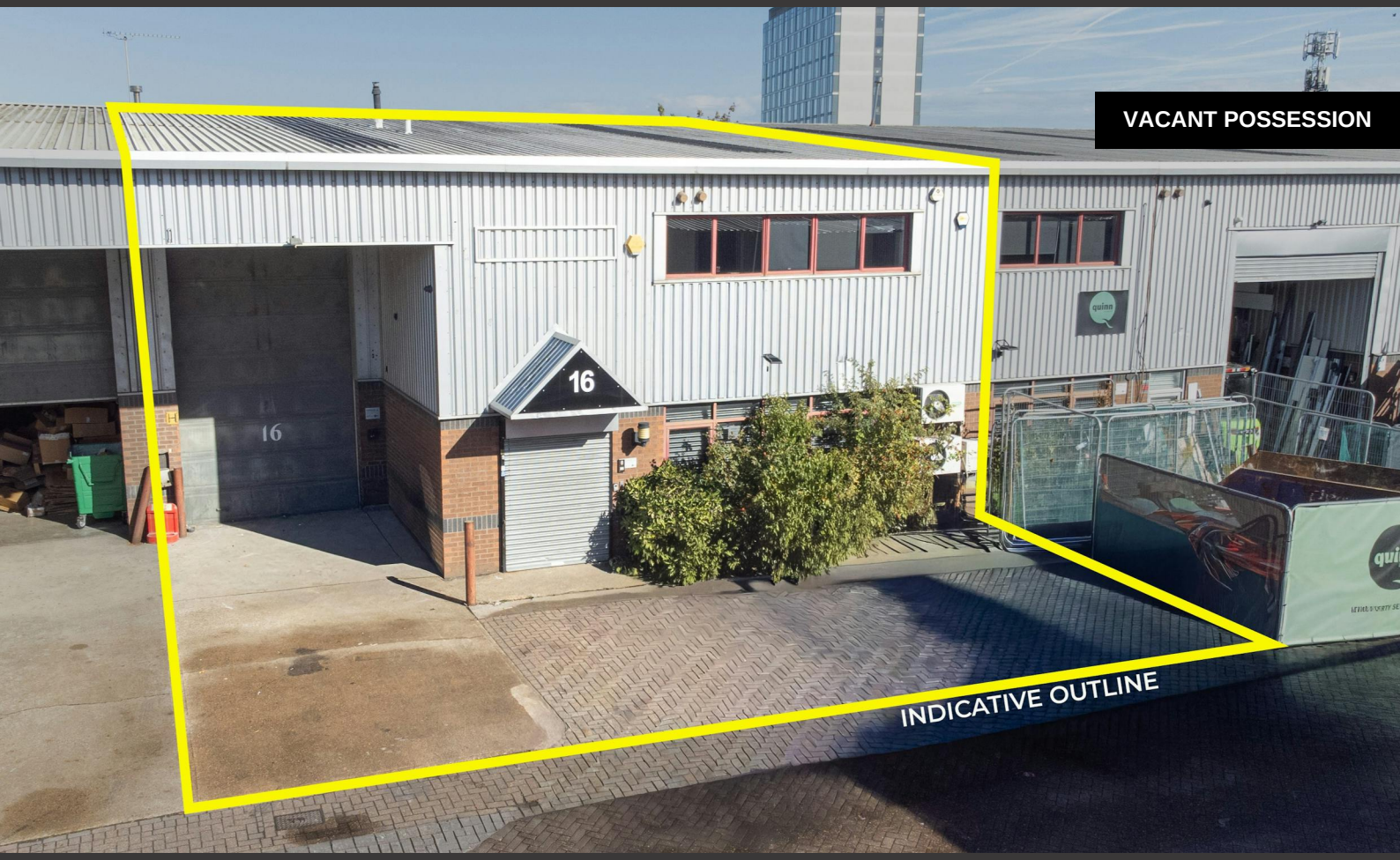
TELSAR.com

TO LET / FOR SALE



Unit 16 Metro Centre

Springfield Road, Hayes, UB4 0LE

Industrial / Warehouse Unit

5,890 sq ft

(547.20 sq m)

- Up and over loading door
- Loading bay
- 3 Phase power
- Gas (Capped)
- Approx. 6x parking spaces
- Maximum eaves height of 7.45m
- First floor offices
- Mezzanine storage
- Close proximity to M4, A40 & Heathrow Airport

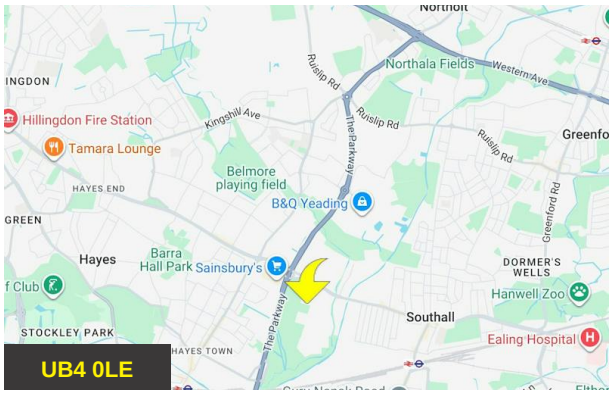
Unit 16 Metro Centre, Springfield Road, Hayes, UB4 0LE

Summary

Available Size	5,890 sq ft
Rent	£95,000 per annum
Price	Price on application
Business Rates	Interested parties are advised to contact Hillingdon Borough Council to obtain this figure.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

Hayes Metro Centre is located on Springfield Road, just off Uxbridge Road providing direct access onto the Hayes-By-Pass (A312), in-turn leading to Junction 3 of the M4 to the south providing access to Heathrow Airport within 3 miles of the premises. The A40 Western Avenue is also within 3 miles from the premises, leading to the M40 and wider motorways networks to the north and Central London.

Description

The premises comprise of a mid-terrace steel truss frame industrial unit primarily of brick elevations coated in profile sheet metal cladding to a pitched roof. The ground floor area benefits from an open plan layout, accessed via a up and over loading door serviced by a dedicated loading bay, with additional storage provided on a first floor mezzanine level with ancillary cellular offices. The unit benefits from 3 phase power, max eaves height of 7.45m and approximately 6 allocated parking spaces which are situated to the front of the premises.

Tenure

May Sell / Leasehold - The premises are available by way of a new full repairing and insuring lease 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

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

Description	sq ft	sq m
Ground Floor Warehouse & Office	5,300	492.39
First Floor Offices	590	54.81
TOTAL	5,890	547.20
Mezzanine	4,424	411

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.

Viewing & Further Information



Bal Panesar
020 3333 2222 | 07956 21 20 20
bp@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

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