

# UNIT 8

Unit 8, Argent Trade Park,  
Pump Lane, Hayes, UB3 3NB

**4,085 sq ft (379.54 sq m)**

**INDUSTRIAL WAREHOUSE UNIT TO LET**

- 6.1m eaves
- New electric up and over loading doors
- New LED lighting
- Secure gated estate







## LOCATION

Located just off the A312, which provides direct access to Junction 3 of the M4 to the south and the A40/M40 to the North, Argent Trade Park is strategically located close to major communications routes and Heathrow Airport.

The location also offers excellent access to Hayes town centre and Hayes and Harlington railways station, which is an 8 minutes walk and provides regular, direct services to London Paddington (21 minutes) and Bond Street. The station has been extensively upgraded and now provides 12 trains an hour to Central London. The extensive and regular bus services in the area are also in close proximity.



## ACCOMMODATION (APPROX) GEA

UNIT	SQ FT	SQ M
Warehouse & Office	3,178	295.30
First Floor Office	907	84.24
<b>TOTAL</b>	<b>4,085</b>	<b>379.54</b>

## RENT

On application

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC B

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

## TERMS

The property is available on new Full Repairing and Insuring lease to be agreed.

## FOR MORE INFORMATION CONTACT:



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