

**UNIT 4E**

**SWALLOWFIELD WAY**

**HAYES UB3 1DQ**

**REFURBISHED WAREHOUSE  
UNIT WITH SECURE YARD**

**20,892 SQ FT TO LET**



**COMING SOON**



## LOCATION

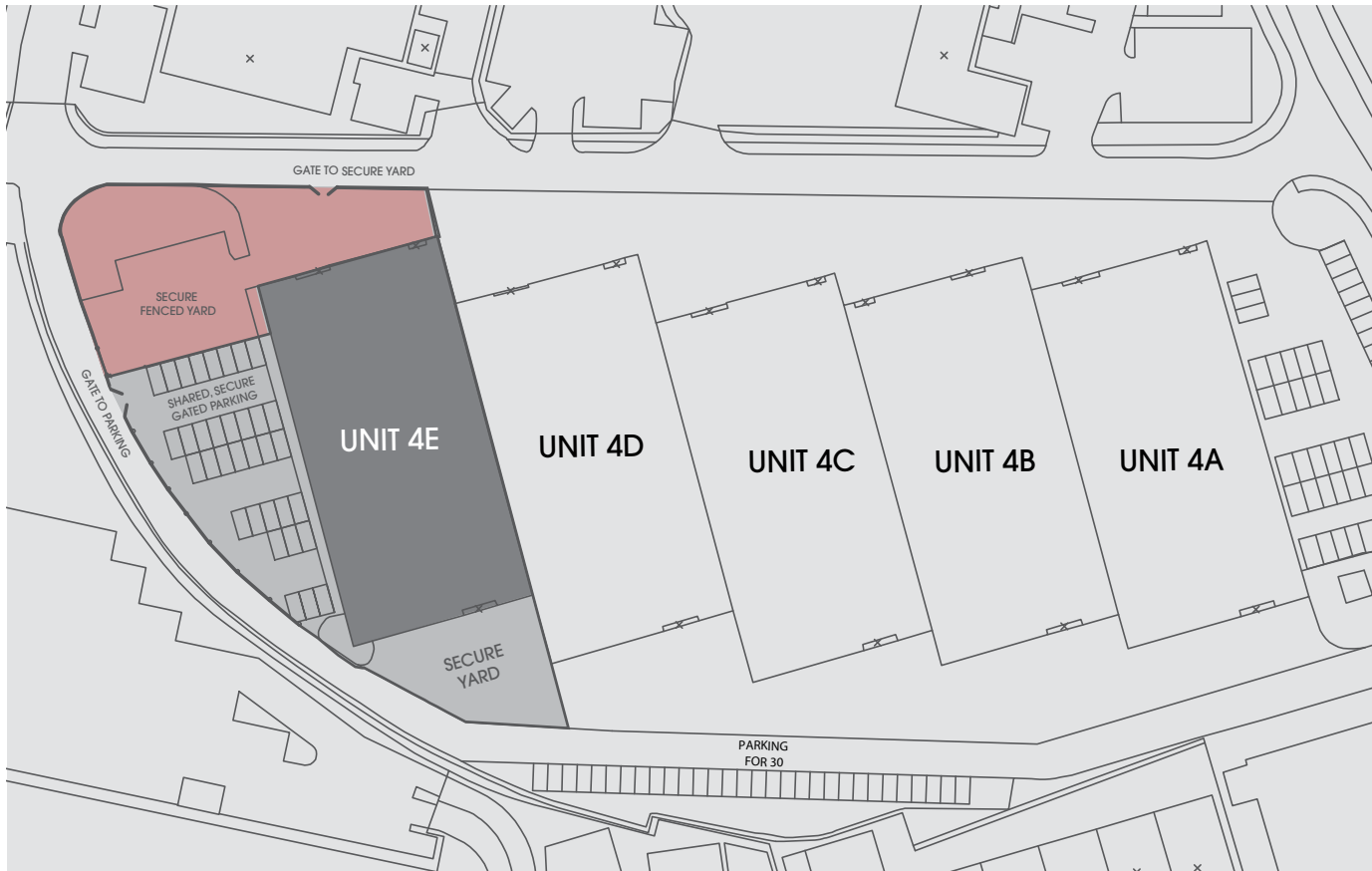
The unit is located on the well established Swallowfield Way Industrial Estate just off Dawley Road in Hayes. Heathrow Airport is within 3 miles to the south of the estate and nearby Dawley Road (A437) gives good access to Junction 3 of the M4, which is within 2 miles to the west. Hayes Town Centre is within walking distance to the west and Hayes & Harlington Railway Station provides regular trains to and from London Paddington and is a Crossrail station.

## DESCRIPTION

The unit has recently been fully refurbished throughout and benefits from a loading door and yard at each end of the unit to enable cross-loading. The unit is of steel portal frame construction with two storey offices to the front. Externally, the unit benefits from 20 car parking spaces and a new fenced secure yard.

## FLOOR AREAS

(GIA approx)	sq ft	sq m
Warehouse	18,379	1,707.40
Office	2,513	233.46
<b>Total</b>	<b>20,892</b>	<b>1,940.86</b>



## AMENITIES

- High quality refurbished warehouse / industrial unit
- 7.5m minimum eaves
- Painted warehouse floor and walls
- 2 new electric roller shutter doors
- Cross-loading with two yards
- New LED lighting within the warehouse and office accommodation
- New composite warehouse roof
- New insulated flat roof
- Clear span warehouse space
- Two-storey refurbished offices with gas central heating
- New carpets, suspended ceilings and lighting to offices
- 20 car parking spaces
- Separate WCs
- Junction 3 M4 within approximately 2 miles
- Walking distance from Hayes & Harlington Crossrail Station

## EPC RATING

B:36





## CONTACT

For more details contact the sole joint agents.



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