

Industrial / Warehouse Unit

8,364 SQ FT (777 SQ M)

Colliers

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TO LET

Bay 1 Unit 7c International Trading Estate
Boeing Way, Southall, UB2 5LB

Key Points:

- Flexible short term leases available until December 2024
- 1 loading door
- Concrete floor
- Warehouse lighting
- Located on Boeing Way, International Trading Estate, Southall
- Secure estate with 24/7 security
- 24 hour access
- Located 1.5 miles from the M4 and 3.3 miles from Heathrow Airport

Rent available upon application.



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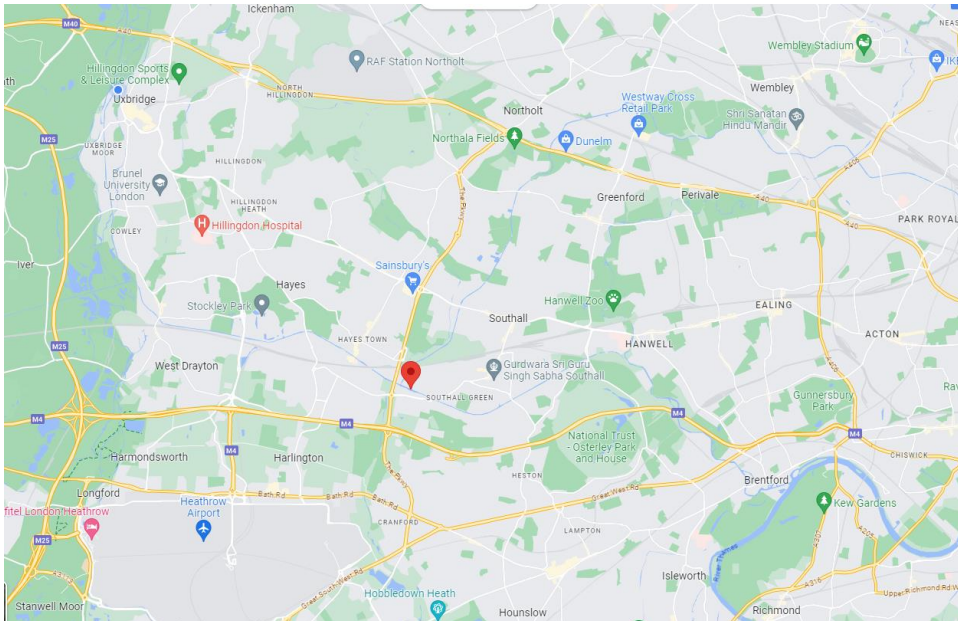
Bay 1 Unit 7c Boeing Way

Description

The end of terrace industrial/ warehouse unit comprises of a steel truss frame, with solid concrete floors and brick elevations and one loading door. Available immediately.

Location

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles of the M4, junction 3. The estate is within 1 mile of the A312 (Hayes bypass), which is the main link road between the M4 (Junction 3) and the A40/M40. The estate is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312. Heathrow Airport is 3.3 miles from the estate and is accessed via the A312/A30 or via junction 4 of the M4.



Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Warehouse	8,364	777
TOTAL	8,364	777

Rent

Available upon application

EPC

E

VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Disclaimer

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