

# TO LET



UNIT 29-31  
CLAYTON ROAD  
HAYES  
UB3 1AN

**INDUSTRIAL UNITS AVAILABLE IMMEDIATLY**

- 29,007 sq ft
- £12 psf
- Flexible term with landlord break in Jan 2026
- Up to six months rent free incentive available

## LOCATION

Located close to Hayes town centre in an established industrial location.

M4 (J3) - 1.5 miles  
M25 (J15) - 4.5 miles  
Heathrow Airport - 3.5 miles  
Central London - 15 miles  
Hayes & Harlington Station (Crossrail) - 0.1 mile

## DESCRIPTION

A well-established industrial estate constructed in the late 70's comprising 5 units, now let to 4 tenants.

The property would suit a number of uses and would lend itself to storage uses. The property also benefits from a self contained yard/ open storage area of approximately 7,000 sq ft.

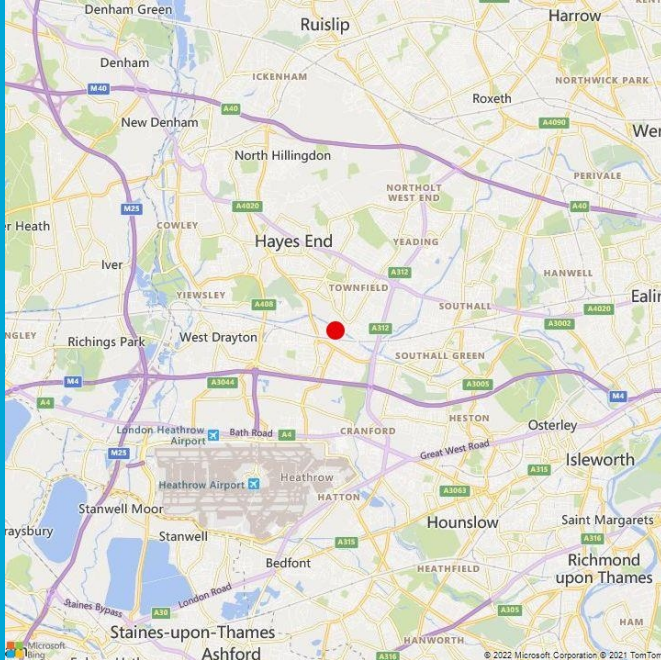
## SERVICE CHARGE

Service Charge TBC

## EPC

Unit 29-31 - D78

Subject to Contract - Updated April 2023



## ACCOMMODATION

Industrial/ storage unit with yard benefiting from good parking and loading facilities.

Unit 27	LET
Warehouse/ ind	LET
Offices G, 1st, 2nd	LET
<b>Total</b>	<b>16,564 Sq Ft - LET</b>
Unit 29-31	AVAILABLE
Warehouse/ ind	20,391 Sq Ft
Offices G, 1st, 2nd	8,616 Sq Ft
<b>Total</b>	<b>29,007 Sq Ft</b>

## TERMS

A flexible lease with a landlord right to break in Jan 2026 subject to 6 months written notice.

## LEGAL COSTS

Each party to bear their own professional costs.

## VIEWINGS



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## Important Notice

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