

TO BE
REFURBISHED



SWALLOWFIELD WAY
INDUSTRIAL ESTATE

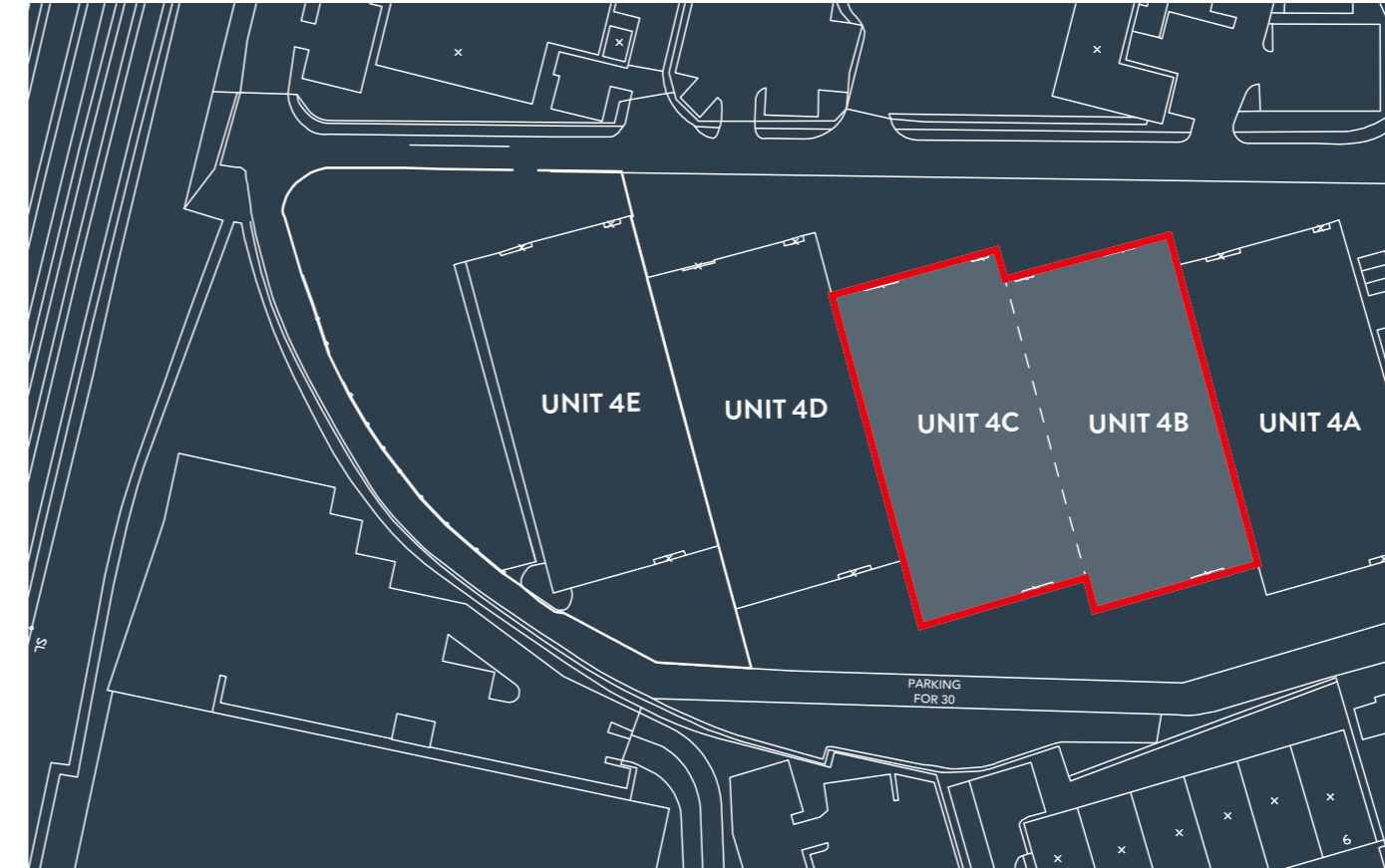
UNIT 4B/C
SWALLOWFIELD
INDUSTRIAL ESTATE
HAYES UB3 1DQ
41,854 SQ FT (3,888.36 SQ M)



Indicative image

3 MILES FROM HEATHROW AIRPORT | TO BE REFURBISHED | WELL ESTABLISHED ESTATE

TO LET



AMENITIES

- High quality warehouse / industrial unit to be refurbished
- 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 insulated, composite roof
- Clear span warehouse space
- Two-storey refurbished offices with gas central heating
- 20 car parking spaces
- Separate WCs
- Junction 3 M4 within approximately 2 miles
- Walking distance from Hayes & Harlington Crossrail Station
- Ability to combine

EPC RATING

B:36

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. The A40 is 5 miles to the north and has direct access to M40 and M25. 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 is to undergo an extensive refurbishment programme 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.

FLOOR AREAS

(GIA approx)	sq ft	sq m
Warehouse	37,218	3,457.66
Office	4,636	430.7
Total	41,854	3,888.36





CONTACT

For more details contact the sole joint agents.



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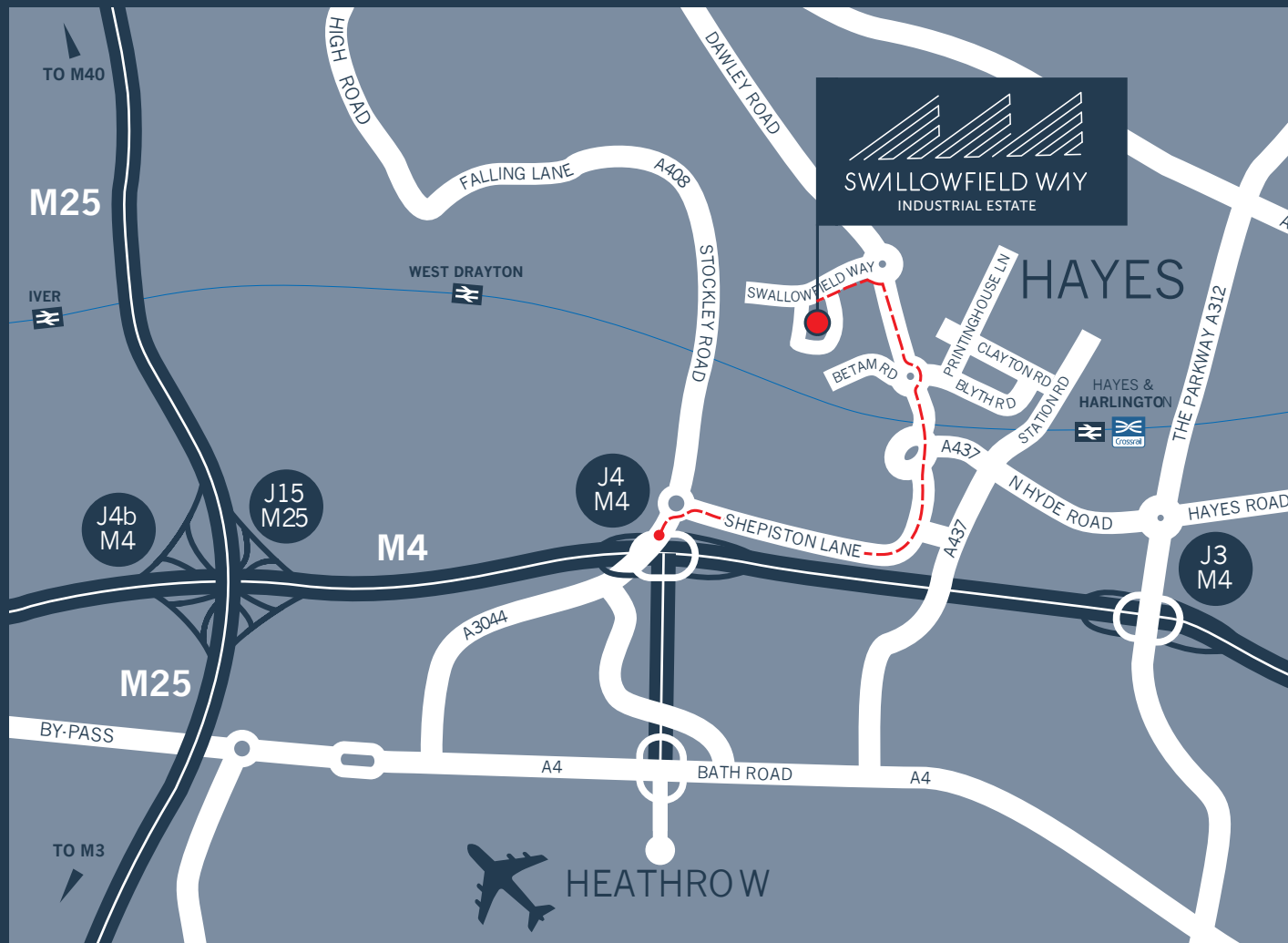
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