



Unit 3 Hexagon Business Centre

Springfield Road, Hayes, UB4 0TH

Industrial / Warehouse Unit

3,223 sq ft

(299.43 sq m)

- Max eaves height 8m
- Electric loading door
- Loading bay
- 2x Parking spaces
- 3 Phase power
- WC & Kitchen
- First floor offices
- Close proximity to A40, M4 & Hayes Bypass
- Walking distance to Southall High Street

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Summary

| | |
|-----------------------|---|
| Available Size | 3,223 sq ft |
| Rent | £17.50 per sq ft |
| Business Rates | Interested parties are advised to contact Hillingdon Borough Council to confirm this figure |
| Service Charge | TBC |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon Enquiry |

Location

The unit is situated on Springfield Road, Hayes midway between the A312 Hayes Bypass and Southall Broadway. The A312 Hayes Bypass is within a ¼ of a mile and provides swift access to Junction 3 of the M4 motorway, which is approximately 1 mile to the south east. The location provides good access to the major motorway network (M4, M25, M40, M3), Central London and Heathrow Airport. Hayes and Harlington mainline train station is nearby which runs regular trains to and from London Paddington.

Description

The property comprises a modern mid terrace, light industrial / warehouse. It is of steel portal frame construction benefiting from a pitched roof with profile metal cladding elevations.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross external area basis.

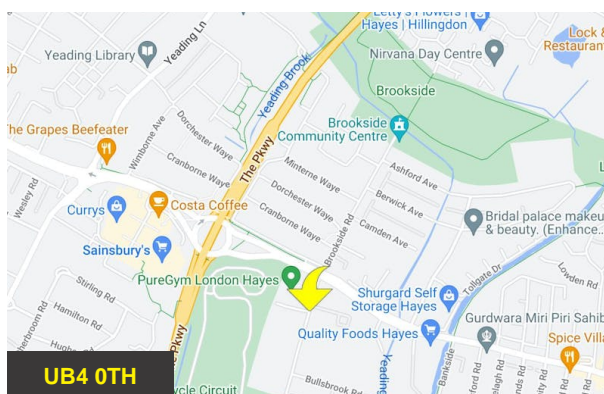
| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Warehouse | 2,283 | 212.10 |
| First Floor | 940 | 87.33 |
| Total | 3,223 | 299.43 |

VAT

All prices are subject to VAT.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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