LAST UNITS REMAINING

HAYES

UNIT 13

INDUSTRIAL / WAREHOUSE UNITS

TO LET

1,510-3,619 ft²
(140.28-336.22 m²)

www.ipif.com/warnford

IPIF

WARNFORD BUSINESS CENTRE
CLAYTON ROAD, HAYES, UB3 1BQ

LOCATION

Warnford Business Centre is 3.1 miles from the M4 at J3 and 3.2 miles from Heathrow Airport. The estate is ideally placed for the M25 and wider motorway network. The nearby Heathrow Express rail service reaches Paddington in 15 minutes, and Heathrow airport can be reached in 6 minutes via the Heathrow Connect Service from Hayes & Harlington Station. The Crossrail station at Hayes & Harlington will provide direct services to Bond Street in 20 minutes and Farringdon in 25 minutes, via Crossrail.

DESCRIPTION

The estate comprises two terraces of industrial/warehouse units of varying sizes. The units have been extensively refurbished and benefit from deep loading areas with a high number of car parking spaces for the size of the units.

SPECIFICATION

- New full height roller shutter loading doors
- New over-clad roof
- New LED lighting
- New windows and doors
- New WC's
- 3 phase electricity and gas supply
- Clear internal height of between 4m to 5.7m (depending on unit)

Further details of the refurbishment can be provided upon request.

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

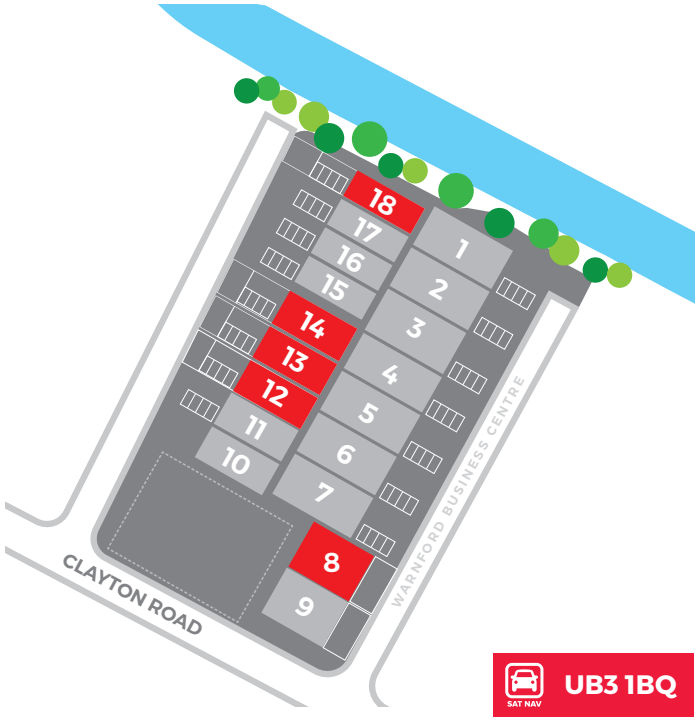
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.

ACCOMMODATION

Available accommodation comprises units ranging from 1,510 sq ft – 3,619 sq ft as measured on a gross external basis. Units can be let individually or combined.



SAT NAV **UB3 1BQ**

VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

JLL
020 8759 4141
jll.co.uk/property

Joe Jenkins
joe.jenkins@eu.jll.com

Jake Harris
jake.harris@eu.jll.com

Altus Group
01753 689000
www.altusgroup.com

Natasha Ryan
natasha.ryan@altusgroup.com

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