



To Let

Rare Opportunity to Occupy Stand Alone Warehouse Premises with Two Yards in the Sought After Pump Lane Industrial Area of Hayes Town

- To Be Refurbished
- Eaves Height 5.6m Rising to 6.3m
- 2 x Full Height Electric Loading Doors
- 2 x Fenced Secure Yards
- Front & Side Loading
- With Immediate Access to A312

Unit 4 Pasadena Close

Pump Lane Industrial Estate, Hayes, UB3 3NQ

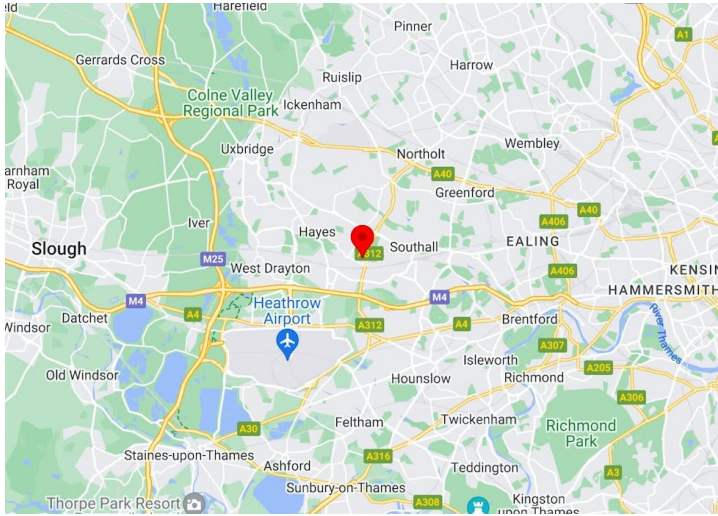
6,298 sq ft

585.10 sq m

Reference: #44750

Unit 4 Pasadena Close

Pump Lane Industrial Estate, Hayes, UB3 3NQ



Summary

Available Size	6,298 sq ft / 585.10 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Forming part of the well established and popular Pump Lane Industrial Estate in Hayes the unit is located on Pasadena Close, which is accessed off the A312, Hayes Bypass. The A312 itself provides direct access to junction 3 of the M4 to the south and the A40/M40 to the North. Heathrow Airport is just 4.4 miles away and Hayes Town Centre with all amenities along with Hayes & Harlington's new Cross Rail Station are within walking distance of the property.

Description

The unit comprises a single storey warehouse with offices at ground and first floor level. The building is of steel truss construction with brick elevations and pitched roof. The unit benefits from being detached and having 2 fenced yards with parking along with two full height roller shutter loading doors.

Accommodation

Comprising the following GEA Floor Areas

Name	sq ft	sq m
Unit - Ground Floor	5,334	495.54
Unit - First Floor	964	89.56

Specification

- Ridge Height 6.30m
- Clear Internal Height 4.55m
- Internal Eaves Height 5.64m
- 2 x Full Height Electric Loading Doors
- 1 x Fenced Yard fronting Chesterfield Way
- 1 x Fenced Smaller Compound fronting Pasadena Close
- Front and Side Loading
- 3 Phase Electric
- Ground and First Floor Offices
- Generous WC Provision & Shower
- Reception Area & Kitchenette
- Warehouse Lighting
- Trade Counter Style Entrance from main yard
- Internal Security Bars
- External Security Shutters

Terms

Available by way of a new Full Repairing & Insuring Lease on terms to be agreed.

Viewings

Strictly by appointment by the sole agents

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