

# To Let

## Industrial/Logistics 9,489 sq ft NIA

Unit 2, Argent Trade Park, Pump Lane, Hayes, UB3 3BE



### Summary

- Prominent Industrial / Trade Counter Unit
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 9,489 sq ft NIA
- Rent: Available on Request

### Highlights

- Close proximity to Hayes & Harlington national rail station
- 21 minutes London Paddington
- Arrival of Crossrail due in 2019

## Location

Argent Trade Park is an established and prominent estate on the edge of Hayes town centre with frontage on to the busy Pump Lane.

Located just off the A312, which provides direct access to Junction 3 of the M4 to the south and the A40/ M40 to the North, Argent Trade Park is strategically located close to major communications routes and Heathrow Airport.

The location benefits from being in close proximity to Hayes and Harlington national rail station, which is 0.7 miles away and provides regular, direct services to London Paddington of 21 minutes. The station is currently being upgraded in preparation for the arrival of Crossrail in 2019. The extensive and regular bus services in the area are also in close proximity.

## Amenities

### WAREHOUSE

- 6.1M eaves rising to 7.1m
- One up and over loading door - potential to install a second
- Sodium lighting
- 2 gas fired blower heaters

### EXTERNAL

- Large shared secure yard & allocated parking to front and rear
- Adjacent 18,000 sq ft (1,672 sq m) (B&M Store and nearby Matalan

### RECEPTION AND FIRST FLOOR OFFICE

- Suspended ceilings & recessed lighting
- Carpeting & perimeter trunking
- Male & female WCs
- Gas fired central heating

## Accommodation

The unit is available as a whole or has the ability to be split into 2 units. Dedicated car parking spaces are available at both the front and rear of the property.

Unit	sq ft	sq m
Ground Floor	7,909	738.80
First Floor	1,580	146.76
<b>Total</b>	<b>9,489</b>	<b>881.54</b>

## Terms

A New full repairing and insuring lease is available for terms to be agreed.

## Rates

The property was assessed to a rateable value of £80,500 in the 2010 Rating List. Interested parties are requested to make their own enquiries to the London Borough of Hillingdon (Tel: 01895 556699).

## Legal Costs

Each party to bear their own legal and other associated costs incurred in the transaction

## VAT

Rents and prices are subject to VAT at the prevailing rate.

## Energy Performance Rating

This property has been graded as 49(B).

## Rent

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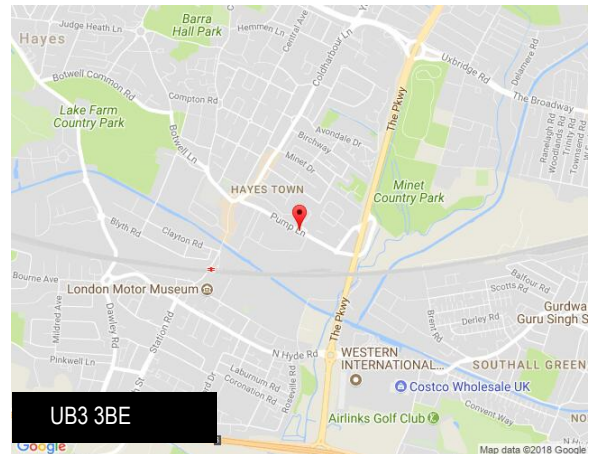
## Business Rates

Rates Payable: £38,559.50 per annum

(based upon Rateable Value: £80,500 and UBR: 47.9p)

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

**Sarah Downes**

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### Joint Agents

**Richard Henderson (Cushman & Wakefield  
(Curzon Street))**

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