





THE ESTATE CONSISTS OF FOUR TERRACES OF 23 INDUSTRIAL / WAREHOUSE UNITS, PROVIDING FLEXIBLE SPACE RANGING 1,000 - 3,000 SQ FT. EACH TERRACE PROVIDES BRICK AND BLOCK CONSTRUCTION WITH STEEL PORTAL FRAME.

LOCATION

Abenglen Industrial Estate is on Blythe Road close to the junction of Dawley Road. Dawley Road is a main route through to Uxbridge from Hayes and benefits from being an established trade location.

Abenglen Industrial Estate is also within close proximity to the A312 Hayes By-Pass, which links on to the M4 and A40 Western Avenue, which in turn links to the greater motorway network. Hayes town centre and Hayes station are approximately 1/4 mile in distance with First Great Western running a regular service to London Paddington. Heathrow Airport can be found approximately 4 miles to the south.

TRAVEL DISTANCES

HAYES STATION	1/4 mile
HAYES TOWN CENTRE	1/4 mile
M4 JUNCTION 4	1½ miles
HEATHROW AIRPORT, PERIMETER ROAD	2 miles
HEATHROW CARGO TERMINAL	6 miles

TYPICAL SPECIFICATION

- Refurbished condition
- Translucent panels
- 3 phase electricity
- Roller shutter up and over door
- Allocated parking
- WC
- 4.4m eaves rising to 5.75m

TERMS

Available units will be offered on new FRI leases.





23 industrial / warehouse units, ranging 1,000 - 3,000 sq ft.













All enquiries via sole agent:



ADAM CREIGHTON adam.creighton@eu.jll.com

MELINDA CROSS melinda.cross@eu.jll.com

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