

To Let

Industrial/Logistics 1,510 - 15,213 sq ft GEA

Warnford Business Centre, Clayton Road , Hayes, UB3 1BQ



Summary

- Modern newly refurbished industrial/warehouse - Units of varying sizes.
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 1,510 - 15,213 sq ft GEA
- Rent: Available on Request

Highlights

- New full height roller shutter loading doors
- 3 Phase electricity
- New over-clad roof
- New LED lighting
- Clear internal height of between 4m to 5.7 m (depending on unit)

Location

Warnford Business Centre is 3.1 miles from 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 reached Paddington in 15 minutes, 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, when Crossrail operates in 2018.

Availability

Description

The Estate comprises two terraces of industrial/warehouse units of varying sizes. The units are being extensively refurbished and will benefit from new over-clad roof, new full height roller shutter doors, new windows and doors, new WC's and deep loading areas with a high number of car parking spaces for the size of the units.

Phase I - Available Immediately (Units 10-18)

Phase II - Available Immediately (Units 1-9)

Accommodation

Available accommodation comprises units ranging from 1,510 sq ft - 15,213 sq ft as measured on a gross external basis. Units can be let individually or combined.

Lease Terms

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

Service Charge

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

Energy Performance Rating

This property has been graded as F-G: Units 1-9 - 126 (F); Units 10-14 - 126 (F); Units 15-18 - 126 (F).

Rent

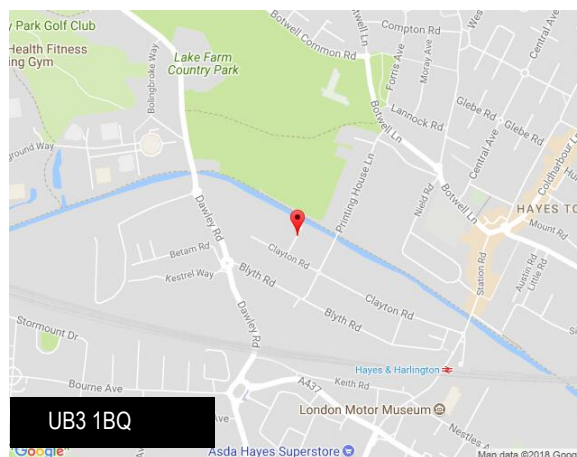
Available on Request

Business Rates

Available on Request

Service Charge

Available on Request



Viewing & Further Information

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

Contacts

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**FOLLOWING EXTENSIVE
REFURBISHMENT**



www.ipif.com/warnford



WARNFORD BUSINESS CENTRE
CLAYTON ROAD, HAYES, UB3 1BQ

UNIT

IN



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DESCRIPTION

The estate comprises two terraces of industrial/warehouse units of varying sizes. The units are being extensively refurbished and will benefit from a new over-clad roof, new full height roller shutter doors, new windows and doors, new WC's and deep loading areas with a high number of car parking spaces for the size of the units.

Phase I - expected completion August 2017 (Units 10 - 18)

Phase II - expected completion Oct 2017 (Units 1 - 9)

SPECIFICATION

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

Further details of the refurbishment can be provided upon request.

ACCOMMODATION

Available accommodation comprises units ranging from 1,510sq ft - 15,213 sq ft as measured on a gross external basis. Units can be let individually or combined.

VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



Adam Creighton

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Tom Lowther

tom.lowther@eu.jll.com

Warnford Business Centre, Clayton Road, Hayes

Unit	Size sq ft (GEA)	Rent pax
1	LET	LET
2	LET	LET
3	LET	LET
4	LET	LET
5	LET	LET
6	LET	LET
7	LET	LET
8	LET	LET
9	2,288	£34,892
10	1,866	£28,460
11	1,826	£27,850
12	1,801	£27,470
13	1,818	£27,730
14	1,862	£28,400
15	UNDER OFFER	UNDER OFFER
16	1,510	£23,030
17	LET	LET
18	LET	LET