

**FOLLOWING EXTENSIVE  
REFURBISHMENT**

**HAYES**



**UNIT 13**

**INDUSTRIAL / WAREHOUSE UNIT**

**TO LET**

**1,510-15,213 ft<sup>2</sup>  
(140.28-1,413.33 m<sup>2</sup>)**

[www.ipif.com/warnford](http://www.ipif.com/warnford)



**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, when Crossrail operates in 2018.

### 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.

### 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

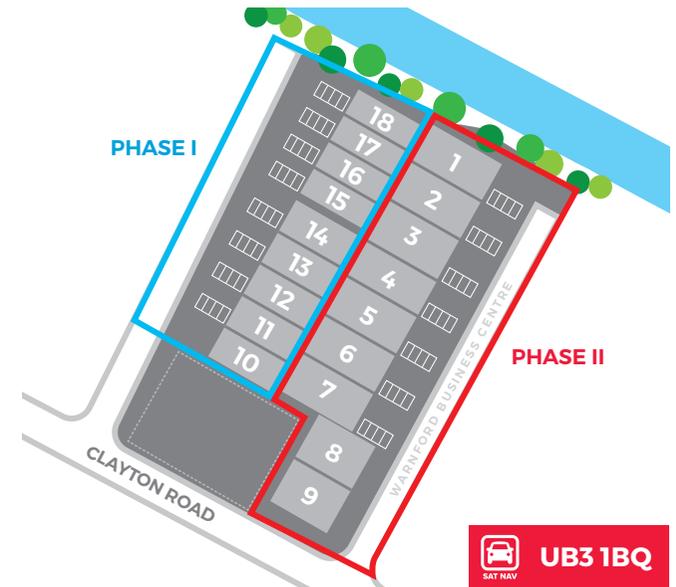
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

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

### ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the landlord



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