

To Let

Unit 13 Warnford Business Centre, Clayton Road , Hayes, UB3 1BQ

1,818 sq ft (168.90 sq m) GEA

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



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.

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

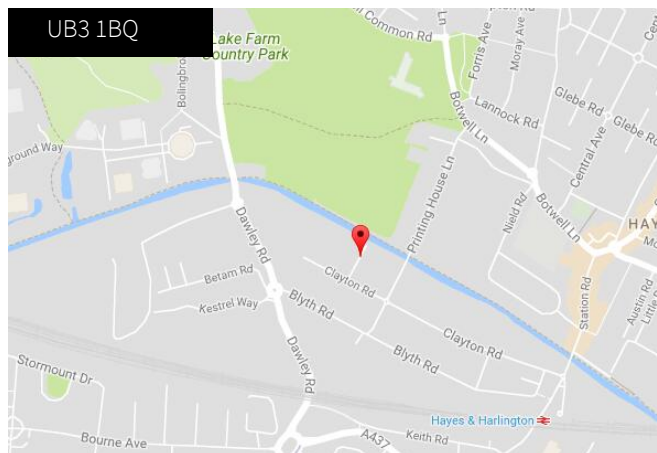
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

EPC

Available upon request.

Rent

Available on Request



Contacts

Tom Lowther

+44 (0)207 087 5374

Tom.Lowther@eu.jll.com

Joe Jenkins

+44 (0)208 283 2539

Joe.Jenkins@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.