

# **A**BENGLLEN

INDUSTRIAL ESTATE



BETAM ROAD, OFF DAWLEY ROAD, HAYES UB3 1SR

INDUSTRIAL / WAREHOUSE UNITS  
**1,000 - 3,000 SQ FT TO LET**



# ABENGLLEN

## INDUSTRIAL ESTATE

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 ¼ 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	¼ mile
HAYES TOWN CENTRE	¼ 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

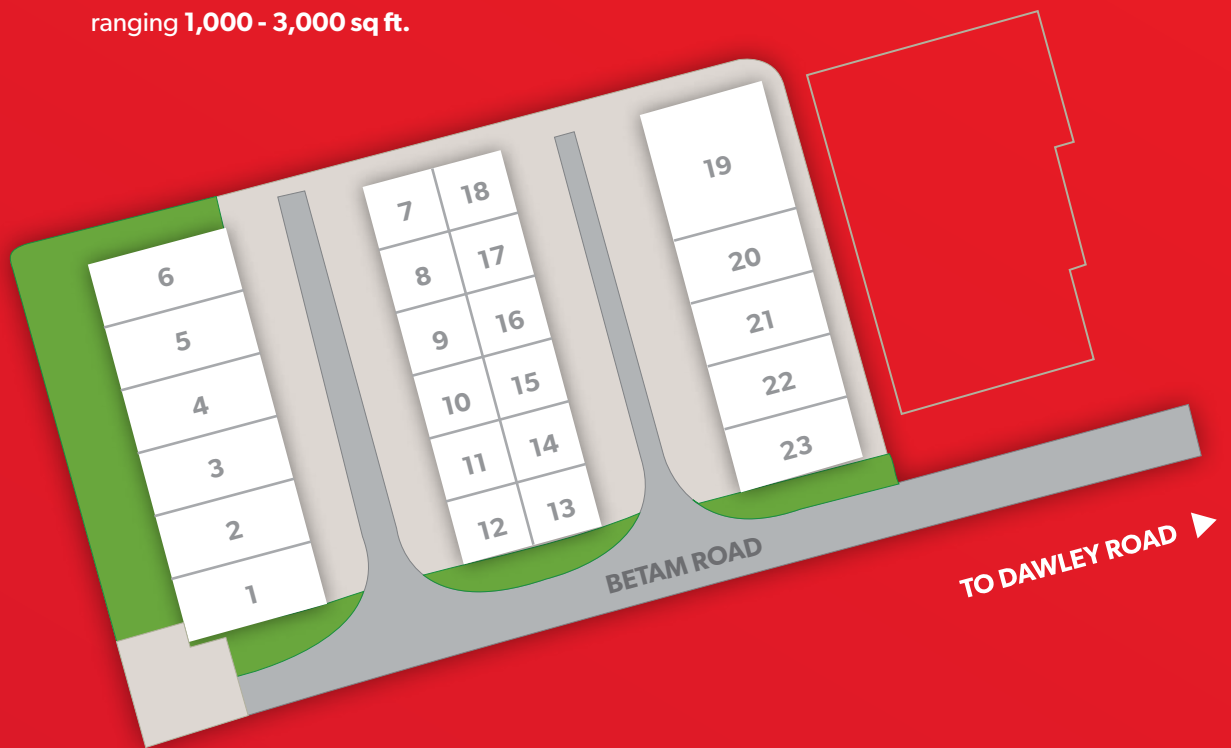
Available units will be offered on new FRI leases.



**ABENGLLEN INDUSTRIAL ESTATE, BETAM ROAD, OFF DAWLEY ROAD IN HAYES**

## SITE PLAN

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



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INDUSTRIAL ESTATE



**SAT NAV: BETAM ROAD, UB3 1SR**

All enquiries via sole agent:



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