

To Let

**Unit 4A Swallowfield Way , Hayes, Middlesex, UB3
1DQ**

21,601 sq ft (2,006.80 sq m) GIA

- Prominent position at the front of the estate
- Secure fenced parking area



Location

The unit is located on the well established Swallowfield Way Industrial Estate just off Dawley Road in Hayes. Heathrow Airport is within 3 miles to the south of the estate and nearby Dawley Road (A437) gives good access to Junction 3 of the M4, which is within 2 miles to the west.

Hayes Town Centre is within walking distance to the west and Hayes & Harlington Railway Station provides regular trains to and from London Paddington and is a Crossrail station.

Description

The unit is to be fully refurbished throughout and benefits from loading door and yard at each end of the unit to enable cross-loading. The unit is of steel portal frame construction with a two storey offices to the front and ample car parking.

Accommodation

Description	Sq ft	Sq m
Warehouse & GF Office	19,283	1,791.5
First Floor Offices	2,318	215.34
Total (GIA)	21,601	2,007

Amenities

- To be refurbished
- 7.5m eaves approx
- Cross loading
- Secure fenced yard area
- Prominent front unit

Terms

A new FRI lease is available direct from the Landlords.

EPC

Available upon request.

Rent

Available on Request



Contacts

JLL

Melinda Cross

+44 (0)208 283 2591

Melinda.Cross@eu.jll.com

JLL

Sarah Downes

+44 (0)208 283 2525

sarah.downes@eu.jll.com

Colliers International

Akhtar Alibhai

+44 9)20 7344 6583

akhtar.alibhai@colliers.com

Colliers International

Simon Quine

01895 457 708

simon.quine@colliers.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.