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

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse &amp; GF Office</td>
<td>19,283</td>
<td>1,791.5</td>
</tr>
<tr>
<td>First Floor Offices</td>
<td>2,318</td>
<td>215.34</td>
</tr>
<tr>
<td><strong>Total (GIA)</strong></td>
<td><strong>21,601</strong></td>
<td><strong>2,007</strong></td>
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</tbody>
</table>

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

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