

# To Let

## Unit 8 Warnford Business Centre, Clayton Road , Hayes, UB3 1BQ

2,194 sq ft (203.83 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.

## Accommodation

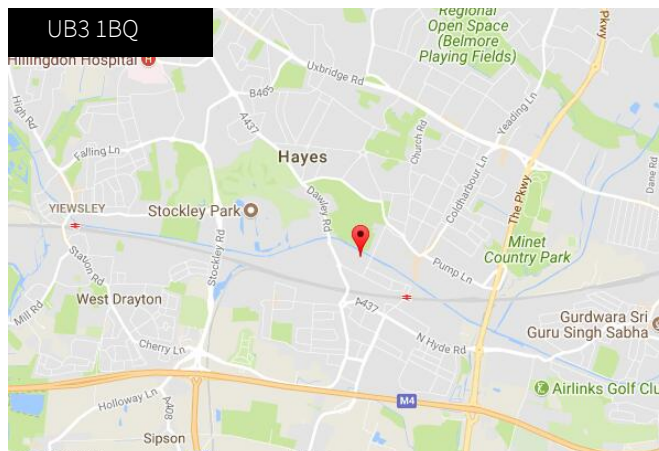
Floor / Unit	Size	Availability
Unit	2,194 sq ft	Available

## 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

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For properties in Scotland:

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**FOLLOWING EXTENSIVE  
REFURBISHMENT**



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



**WARNFORD BUSINESS CENTRE**  
CLAYTON ROAD, HAYES, UB3 1BQ

UNIT

IN



**LOCATION**

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**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** - Available Immediately. (Units 10 - 18)

**Phase II** - Available Immediately. (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.

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

On behalf of the landlord

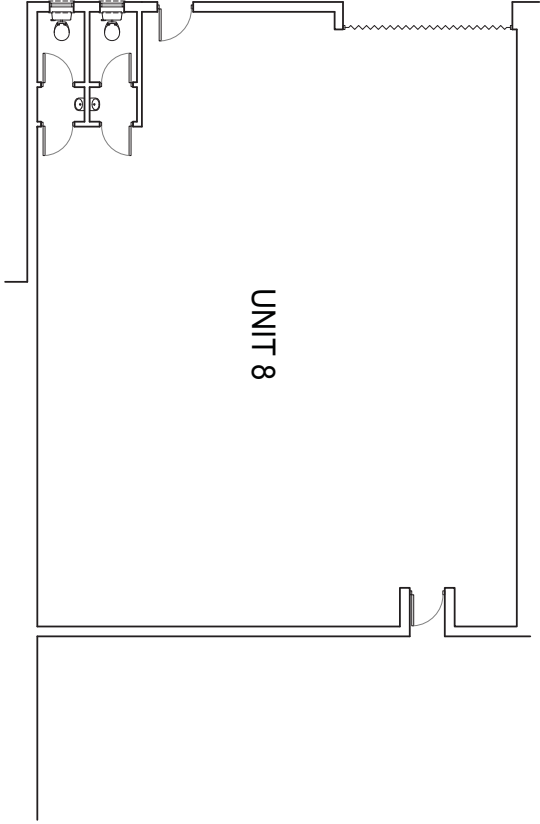
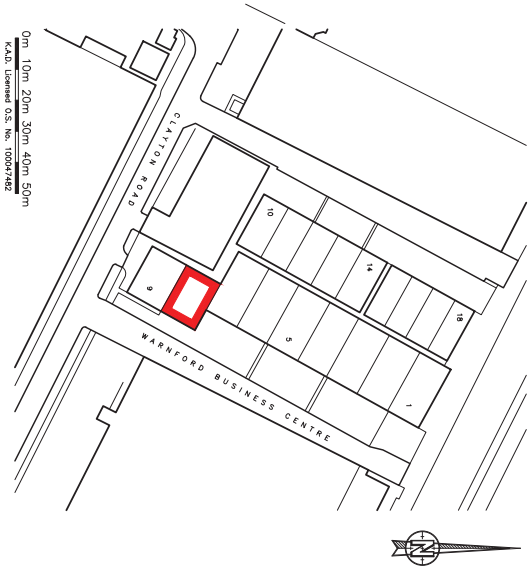
**Adam Creighton**  
adam.creighton@eu.jll.com


**Tom Lowther**  
tom.lowther@eu.jll.com

**Warnford Business Centre, Clayton Road, Hayes, UB3 1BQ**  
**Availability Schedule - 26/04/2018**

Unit	Size sq ft (GEA)	Rent pax
1	LET	LET
2	LET	LET
3	LET	LET
4	LET	LET
5	LET	LET
6	LET	LET
7	LET	LET
8	2,194	£38,896
9	2,288	£38,900 *
10	LET	LET
11	1,826	£28,760
12	1,801	£28,366
13	1,818	£28,634
14	1,862	£29,327
15	LET	LET
16	UNDER OFFER	UNDER OFFER
17	LET	LET
18	LET	LET

\*\*Unit 9 is to benefit from a secure yard.



		K.A.D. 2/1 2000 RIVER STREET SUITE 100 SOUTH BAY MI 48116 TEL: 588-2444 FAX: 588-2445 WWW.KADDESIGN.COM	
CLIENT: JONES LANG LASALLE			
PROJECT: UNIT 8, WARNFORD BUSINESS CENTRE, CLAYTON ROAD, HAYES, UB3 1BQ			
DRAWING: LEASE PLAN			
DATE:	1:100@A3	DATE:	AUG 2017
SCALE:	1:100@A3	SCALE:	AUG 2017
PROJECT NO:	KAD	DESIGNER:	01
DATE:		CHECK:	A
		DATE:	HMLR