

To Let

**Unit 19, Brook Industrial Estate, Springfield Road,
Hayes, UB4 0JZ**

1,890 sq ft (175.59 sq m) SITEAREA

- Up and Over loading doors 4.82m (H) x 3.60m (W)
- Eaves height 5.6m rising to 7.3m
- Secure gated estate
- Excellent transport links
- Refurbished



Location

Brook Industrial Estate is situated just off the Uxbridge Road and is approached via Springfield Road and Bullsbrook Road. The estate is conveniently located near to the Hayes By-Pass which allows easy access to Junction 3 of the M4 and Heathrow Airport.

Specification

The Brook Industrial Estate is a popular and well managed estate designed to meet the needs of a small business. It was constructed in the early 1990's to a high standard. The units are of steel portal frame construction with brick elevations and good natural light. Each unit has it's own allocated parking.

Availability

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) to provide the following:

Area	Sq ft	Sq m
Unit 19	1,890	176
TOTAL	1,890	176

Amenities

- Newly refurbished
- 3 Phase electricity supply
- WC
- Warehouse lighting provided
- Ability to rack up or build 1st Floor
- Generous Loading

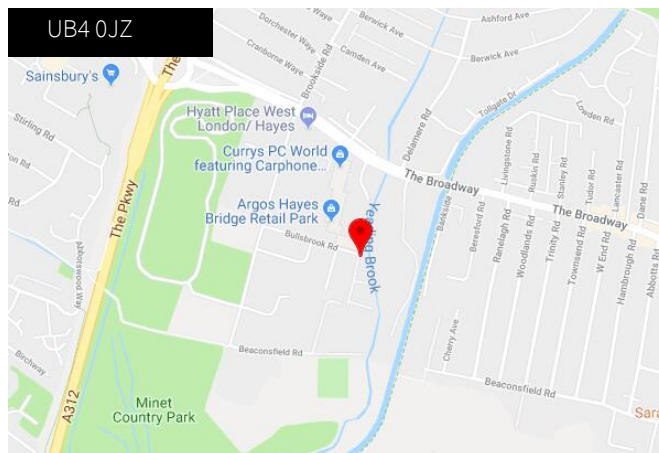
Accommodation

EPC

This property has been graded as 75 C.

Rent

Available on Request



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