

**TO LET**

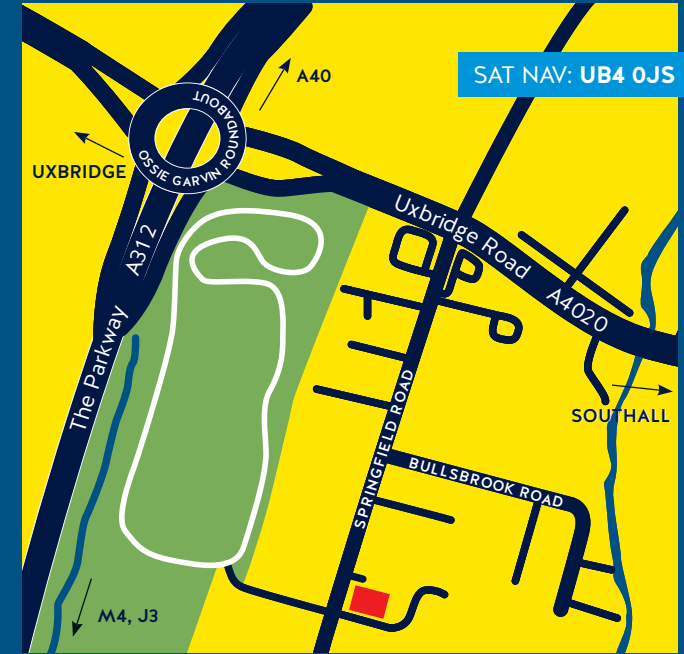
**PROMINENT WAREHOUSE /  
INDUSTRIAL UNIT**  
19,976 sq ft

**UNIT  
ONE**

**SPRINGFIELD ROAD INDUSTRIAL ESTATE  
HAYES | UB4 0JS**

| Two level roller shutter doors | Ample car parking | Secure yard | Close proximity to A312 north/south trunk road





SAT NAV: UB4 0JS

## LOCATION

The Springfield Road Industrial Estate is a popular modern estate situated on the east side of Springfield Road which is accessed off the A4020 Uxbridge Road in Hayes, which leads directly to the Parkway (A312). The A312 provides swift access to Junction 3 of the M4 and the A40 (Target Roundabout). Heathrow Airport and the M25 are both within close proximity.

## ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Ground Floor	1,531.77	16,488
First Floor Offices	324.02	3,488
<b>TOTAL GIA (approx.)</b>	<b>1,855.79</b>	<b>19,976</b>

## TENURE

New FRI lease on terms to be agreed.

## AMENITIES

- | 6.2M CLEAR HEIGHT
- | PROMINENT MODERN WAREHOUSE
- | TWO ELECTRIC LOADING DOORS
- | SECURE YARD
- | FORECOURT PARKING
- | RECEPTION
- | FIRST FLOOR OPEN PLAN OFFICES
- | GROUND FLOOR UNDERCROFT TO BE USED AS WAREHOUSING OR ADDITIONAL OFFICES

## EPC

Available on request.

## VIEWING & FURTHER INFORMATION

Please contact the joint agents:



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