

# To Let

## Unit 1 Provident Industrial Estate, Pump Lane, Hayes, UB3 3NE

6,572 sq ft (610.56 sq m) GIA

- To Be Refurbished
- Electric Roller Shutter Door
- 12 Car Parking Spaces
- Shared Secure Yard
- Ground and First Floor Office



## Location

The Unit is located on the prominent and established Pump Lane a busy Industrial and trade destination, and is accessed off the A312, Hayes by-pass. The A312 provides direct access to Junction 3 of the M4, to the South, and the A40/M40 to the North. Hayes Town centre and railway station are approximately a mile away.

## Description

Provident Industrial Estate incorporates 7 Industrial/Warehouse units, 6 arranged over two separate terraces plus a stand alone unit fronting onto a shared service yard.

Unit 1 is due to be refurbished.

## Amenities

- Eaves height of 5.9m rising to 6.8m
- 5m high electric roller shutter door
- Ground/First Floor fitted offices
- W/C's at First Floor and Ground Floor
- Kitchenette

## Accommodation (GEA)

	Sq Ft	Sq M
Warehouse	3,118.31	289.70
Ground Floor Office	1,726.98	160.44
First Floor Office	1,726.98	160.44
<b>TOTAL</b>	<b>6,572.27</b>	<b>610.58</b>

## EPC

Available upon request.

## Rent

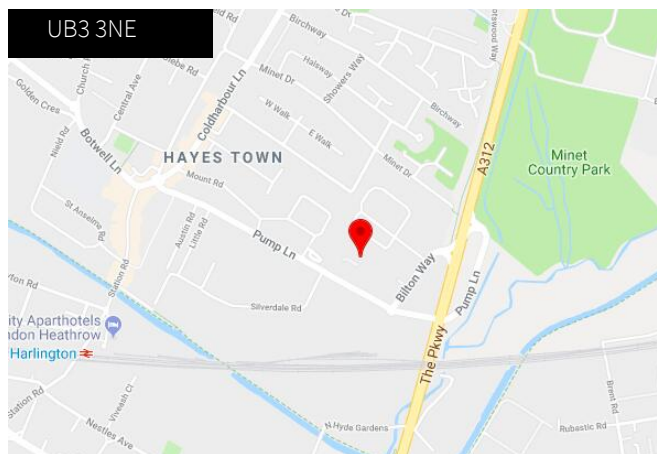
Available on Request

## Business Rates

Available upon request.

## Service Charge

Available upon request.



## Contacts

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