

To Let

Unit 18 Warnford Business Centre, Clayton Road , Hayes, UB3 1BQ

1,510 sq ft (140.28 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.

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.

EPC

Available upon request.

Rent

Available on Request



Contacts

Joe Jenkins

+44 (0)208 283 2539

Joe.Jenkins@eu.jll.com

Jake Harris

+44 207 087 5509

jake.harris@eu.jll.com

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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Availibility Schedule - 07/08/2018

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	£35,104
9	LET	LET
10	LET	LET
11	LET	LET
12	1,801	£28,816
13	1,818	£29,088
14	UNDER OFFER	UNDER OFFER
15	LET	LET
16	LET	LET
17	LET	LET
18	1,510	£24,160