

UNIT 4A

SWALLOWFIELD WAY

HAYES UB3 1DQ

REFURBISHED WAREHOUSE UNIT
WITH CROSS LOADING TO LET
21,601 SQ FT (2,007 SQ M)
PROMINENT CROSS-LOADING
UNIT AT THE FRONT OF THE
ESTATE WITH A SECURED
FENCED YARD





LOCATION

The unit is located on the well established Swallowfield Way Industrial Estate just off Dawley Road in Hayes. Heathrow Airport is within 3 miles to the south of the estate and nearby Dawley Road (A437) gives good access to Junction 3 of the M4, which is within 2 miles to the west.

Hayes Town Centre is within walking distance to the west and Hayes & Harlington Railway Station provides regular trains to and from London Paddington and is a Crossrail station.

DESCRIPTION

Unit 4A sits prominently at the front of Swallowfield Way Industrial Estate fronting onto Rigby Lane and benefits from a secure fenced yard / parking area to the side elevation. The unit has been extensively refurbished throughout and benefits from a loading door and yard at each end of the unit to enable cross loading. The unit is of steel portal frame construction with two storey offices to the front and ample car parking.

FLOOR AREAS

(GIA approx)	sq ft	sq m
Warehouse & Ground Floor Offices	19,283	1,791.5
First Floor Offices	2,318	215.34
Total	21,601	2,007

REFURBISHMENT SPECIFICATION

- Painted warehouse and walls
- 2 new electric up and over roller shutters
- New LED lighting within warehouse and office areas
- New composite warehouse roof with 10 year guarantee
- New insulated flat roof
- Two storey offices with gas central heating
- New carpets throughout
- New suspended ceiling and grid
- Refurbished WCs throughout
- Refurbished corporate reception area



Indicative images only

AMENITIES

- 7.5 minimum eaves
- Cross Loading
- Secure Fenced Yard
- Prominent Front Unit

EPC RATING

B:36

TERMS

A new FRI lease is available direct from the Landlords

RENT

Upon application



Not to scale - for identification purposes only.



**SWALLOWFIELD
WAY HAYES** UB3 1DQ

CONTACT

For more details contact the sole joint agents.

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