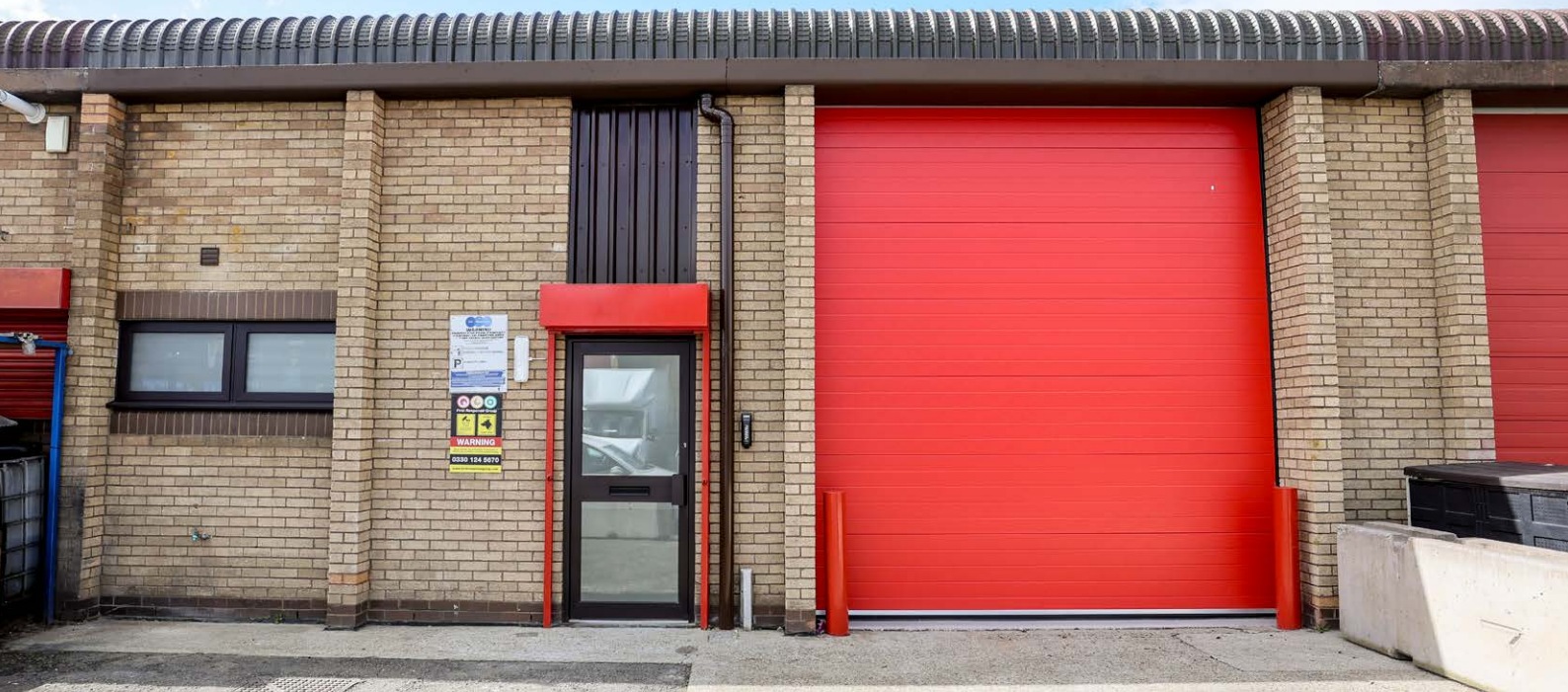


# UNIT 8 ABENGLLEN

INDUSTRIAL ESTATE

BETAM ROAD OFF DAWLEY ROAD  
HAYES UB3 1SS

**1,160 SQ FT (108 SQ M)**  
**MODERN INDUSTRIAL/WAREHOUSE  
PREMISES**



**FULLY  
REFURBISHED**

**TO LET**



# UNIT 8 ABENGLLEN

## INDUSTRIAL ESTATE

BETAM ROAD OFF DAWLEY ROAD  
HAYES UB3 1SS



Within walking distance to Hayes Town Centre



Close to Hayes & Harlington Station (Elizabeth Line)



4.4m eaves height rising to 5.75m



Electric up and over roller shutter door



Translucent panels



3 phase electricity



New LED lighting throughout the warehouse



Brand new roof



Allocated parking



WCs





Indicative photo – shows similar unit after refurbishment

## DESCRIPTION

The estate consists of four terraces of 23 industrial/warehouse units, providing flexible space ranging between 1,000–3,000 sq ft. The units are of steel portal frame construction with part brick/block and part steel profile clad elevations beneath an insulated pitched roof.

## TERMS

Available by way of a Full Repairing and Insuring lease on terms to be agreed.

## LOCATION

Abenglen Industrial Estate is located on Betam Road off the A437 Dawley Road within close proximity to the A312 Hayes by-Pass, which links on to the M4 and A40 Western Avenue. Hayes Town Centre and Elizabeth Line Station are approximately ¼ mile away and Heathrow Airport is located approximately 4 miles to the South.

## VIEWINGS & FURTHER INFORMATION

Strictly via the sole agents.



**THOMAS BOND**

**07709 500397**

**thomas.bond@jll.com**

**HARRY TANNER**

**07707 863738**

**harry.tanner@jll.com**

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. May 2025.

