



SWALLOWFIELD WAY
INDUSTRIAL ESTATE

HAYES UB3 1DQ

FROM 21,441 SQ FT - 42,948 SQ FT

AVAILABLE SEPARATELY OR COMBINED



3 MILES FROM HEATHROW AIRPORT | 10 MINS DRIVE FROM M4 (J4) AND A312 | WITHIN WALKING DISTANCE OF HAYES TOWN CENTRE & CROSSRAIL STATION

TO LET



DESCRIPTION

4B&C are modern, highly refurbished industrial/warehouse units benefitting from 4 loading doors per unit and separate yards enabling cross-loading.



TWO YARDS
WITH CROSS LOADING



8 LEVEL ACCESS
LOADING DOORS



AIR CONDITIONED
OFFICES



20 PARKING
SPACES PER UNIT



CLEAR SPAN
WAREHOUSE SPACE



ADDITIONAL PARKING
AVAILABLE



COMPREHENSIVELY
REFURBISHED



NEW INSULATED ROOF
WITH GUARANTEE

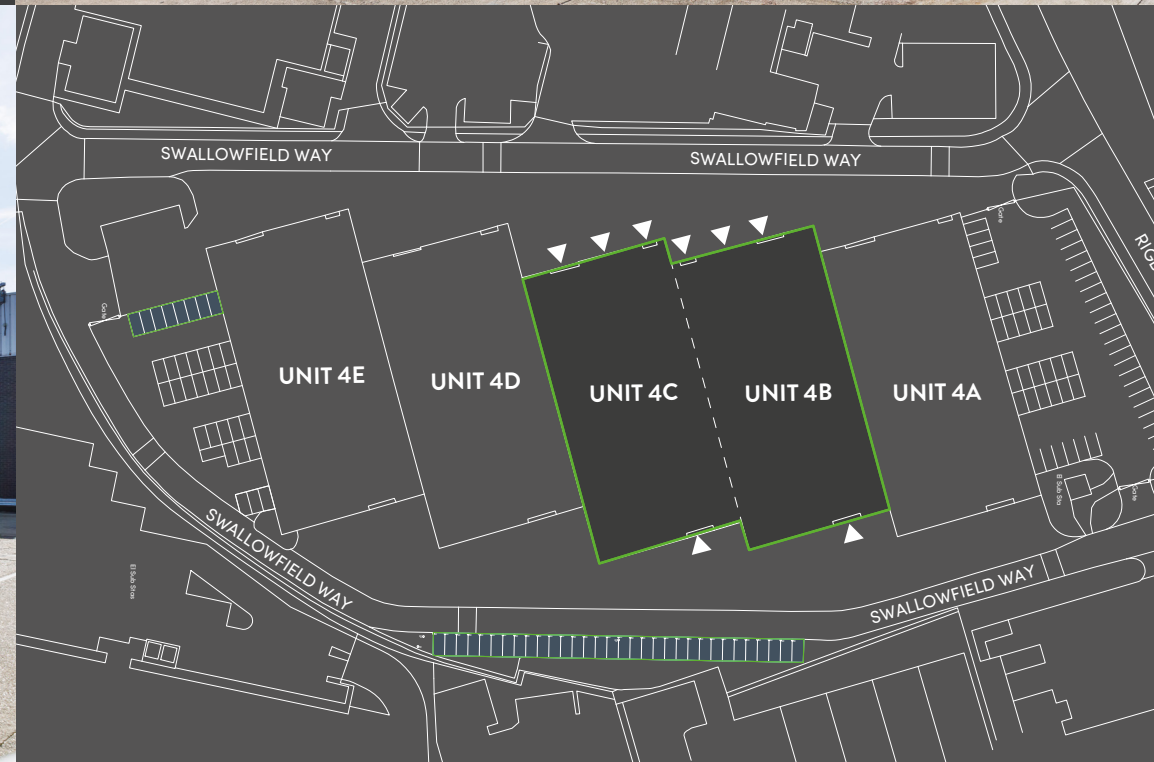


7.5M MINIMUM
EAVES

UNIT 4B/C SWALLOWFIELD INDUSTRIAL ESTATE, HAYES UB3 1DQ



Both units have undergone a **high quality extensive refurbishment** and provide clear span space with a internal height of 7.75m and up to 8 level access doors per unit.





ACCOMMODATION

UNIT 4B	Sq ft	Sq m
Warehouse	18,880	1,754
Ground & First Floor Office	2,561	238
	21,441	1,992
UNIT 4C		
Warehouse	18,977	1,763
Ground & First Floor Office	2,530	235
	21,507	1,998
Unit 4B & C Total (GEA)	42,948	3,990



SPECIFICATION

- 7.75m Min Eaves Height
- New Roof with 20 Year Guarantee
- New Double Skin Rooflights
- New Double Glazed Windows/Doors
- 8 New Loading Doors (4 per unit)
- Cross-Loading with Two Yards
- Clearspan Warehouse Space
- New LED Lighting Throughout
- Comfort Cooling and Heating to Offices
- 40 Car Park Spaces (20 per Unit)
- Additional parking available

ESG AND CARBON REDUCTION

- Roof Max U Value 0.18W/M2K
- 10% Rooflights for Good Natural Light to Warehouse
- Destratification Fans to Warehouse for Heat Recovery
- Double Glazing throughout
- Insulated Loading Doors
- Comfort Heating Cooling by Air Source Heat Pumps
- 4 EV Charging Points (2 per Unit)
- EPC Rating - Target B



LOCATION

Unit 4B&4C are located on the well established Swallowfield Way Industrial Estate, just off Dawley Road.

The estate is within walking distance to Hayes Town Centre to the west, with Hayes & Harlington Station providing regular trains too and from Central London via Crossrail and the Elizabeth Line.

Heathrow Airport is located 3 miles of Heathrow Airport to the South, and nearby Dawley Road (A437) provides good access to Junction 3 of the M4. The A40 is 5 miles to the north, offering direct access to the M40 and M25.

ELIZABETH LINE TRAVEL	MILES	MINS
M4 (J3)	0.6	3
Hayes & Harlington	0.6	3
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40 Target Roundabout	3.7	13
M25 (15)	4.5	11
M40 (J1)	7.1	20
Heathrow Cargo	8.1	21

CONTACT

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