

**LAST UNIT
REMAINING**

UNIT 18 ABENGLLEN INDUSTRIAL ESTATE

BETAM ROAD OFF DAWLEY ROAD
HAYES UB3 1SS

**1,160 SQ FT
(108 SQ M)**



**MODERN
INDUSTRIAL
WAREHOUSE
PREMISES**

TO LET

UNIT 18 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



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.



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