

**LAST UNIT  
REMAINING**

# UNIT 18 ABENGLLEN INDUSTRIAL ESTATE

BETAM ROAD OFF DAWLEY ROAD  
HAYES UB3 1SS

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



← TO M4 J4 (APPROX 2 MILES)  
TO HEATHROW AIRPORT (APPROX 4 MILES)

**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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