



A B E N G L E N

INDUSTRIAL ESTATE **HAYES UB3 1SS**

TO LET

**MODERN INDUSTRIAL /
WAREHOUSE PREMISES**

FROM 1,160 SQ FT



AVAILABILITY

UNIT 18	SQ FT	SQ M
Ground Floor Warehouse	1,160	108.0
TOTAL	1,160	108.0

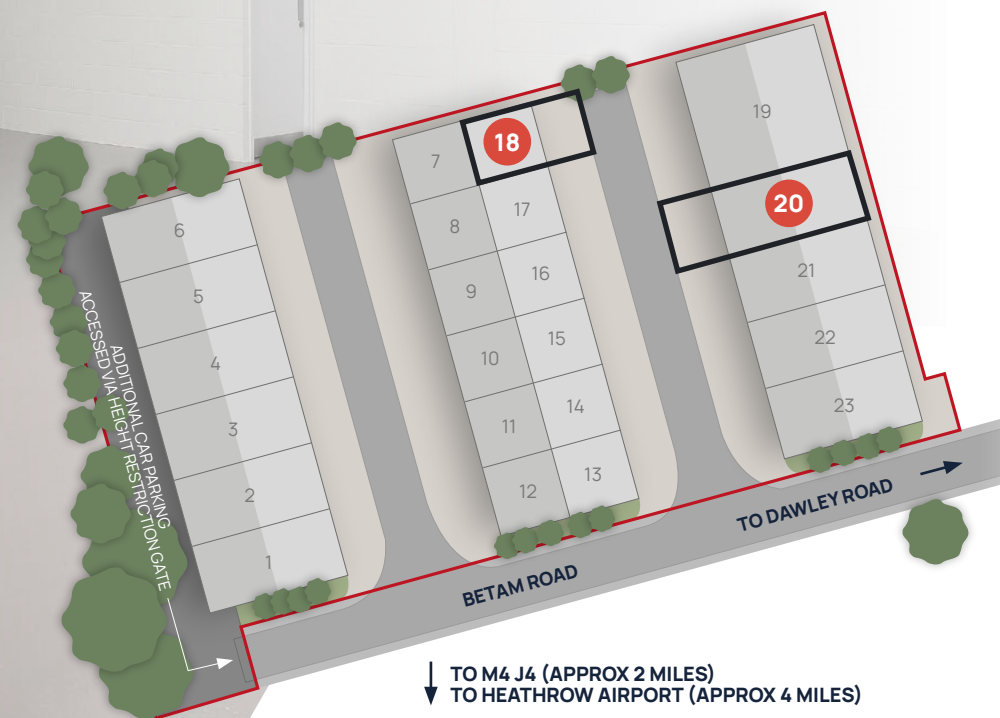
UNIT 20	SQ FT	SQ M
Ground Floor Warehouse	2,250	209.03
Ground Floor Offices	255	23.69
TOTAL	2,505	232.72

TERMS

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

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.

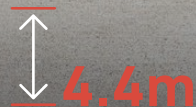




HAYES TOWN CENTRE
within walking distance



ELIZABETH LINE
close to Hayes & Harlington Station



EAVES HEIGHT
rising to 5.75m



ROLLER SHUTTER DOORS
electric, up and over



TRANSLUCENT PANELS



OFFICE SPACE
Unit 20



3 PHASE
electricity



M4 JUNCTION 4
approx 2 miles



HEATHROW AIRPORT
approx 4 miles



NEW LED LIGHTING
to warehouse



ALLOCATED PARKING



WCs



ABENGLLEN

INDUSTRIAL ESTATE HAYES UB3 1SS

CENTRAL LONDON

HAYES TOWN CENTRE



HAYES & HARLINGTON TRAIN STATION

STOCKLEY PARK

M4 J4 - 2 MILES APPROX

HEATHROW AIRPORT
- 4 MILES APPROX

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.



scarf.shade.carbon



ABENGLLEN

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property.jll.co.uk

VIEWINGS & FURTHER INFORMATION

Strictly via the sole agents.

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