

# UNITS TO LET

FROM **1,862 ft<sup>2</sup>** (173 m<sup>2</sup>)



TO BE  
REFURBISHED



CLOSE TO M4,  
M25 & A312



WALKING DISTANCE  
TO HAYES &  
HARLINGTON STATION

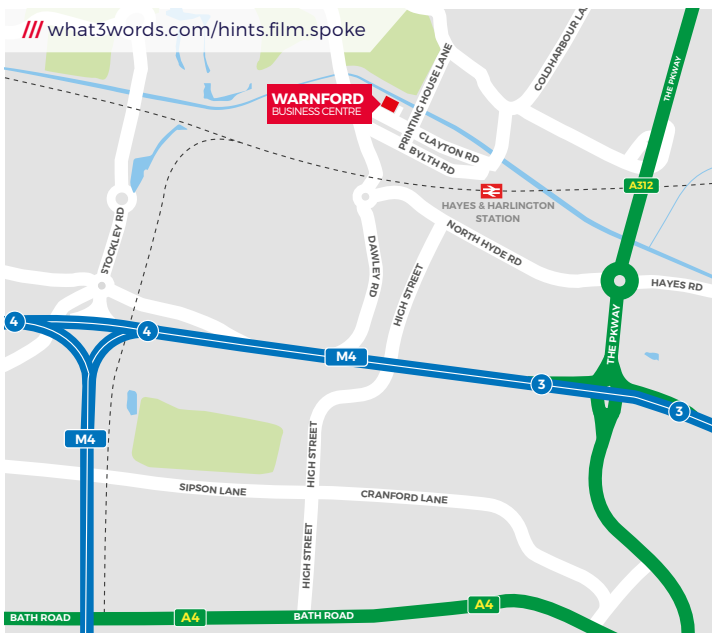
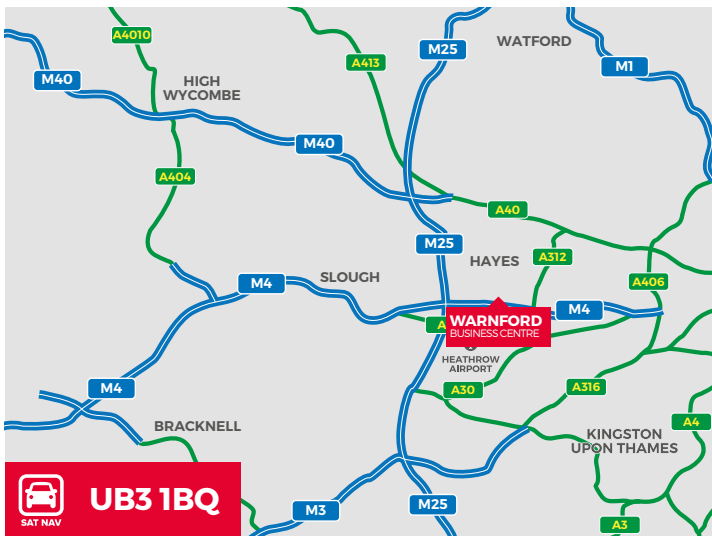


[www.ipif.com/warnford](http://www.ipif.com/warnford)

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

**WARNFORD BUSINESS CENTRE**  
CLAYTON ROAD, HAYES, UB3 1BQ

**IPIF**



## LOCATION

Warnford Business Centre is 3.1 miles from the M4 at J3 and 3.2 miles from Heathrow Airport. The estate is ideally placed for the M25 and wider motorway network. The nearby Heathrow Express rail service reaches Paddington in 15 minutes, and Heathrow airport can be reached in 6 minutes via the Heathrow Connect Service from Hayes & Harlington Station. The Crossrail station at Hayes & Harlington will provide direct services to Bond Street in 20 minutes and Farringdon in 25 minutes, via Crossrail.

## DESCRIPTION

The estate comprises two terraces of industrial/warehouse units of varying sizes. The units have been extensively refurbished and benefit from deep loading areas with a high number of car parking spaces for the size of the units.

## SPECIFICATION

- Full height up and over loading door
- 3 phase electricity
- Clear internal height between 4-5.7m
- LED lighting
- WC provision
- Loading and car parking

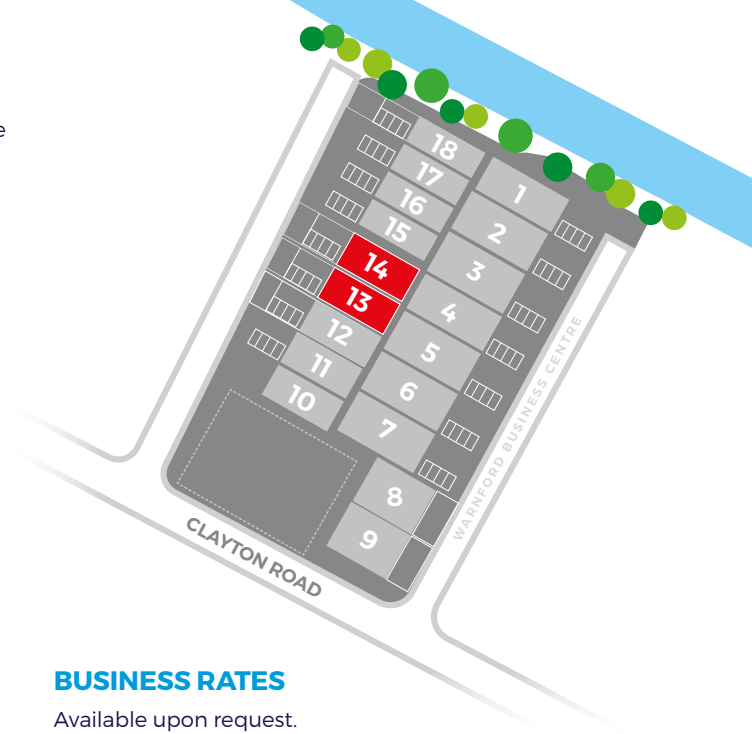
## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

| UNIT    | FT <sup>2</sup> | M <sup>2</sup> | EPC    |
|---------|-----------------|----------------|--------|
| UNIT 13 | 1,870           | 173.7          | C - 70 |
| UNIT 14 | 1,862           | 173.0          | B - 42 |

## LEASE TERMS

Available by way of new Full Repairing and Insuring Leases on terms to be agreed.



## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Rachel Sharman**  
rachel.sharman@ipif.co.uk

**JLL**  
property.jll.co.uk

**Harry Tanner**  
harry.tanner@jll.com  
07707 863 738  
**Thomas Bond**  
thomas.bond@jll.com  
07709 500 397

**logix**  
PROPERTY  
020 3855 5790  
logixproperty.com

**Callum Moloney**  
callum.moloney@logixproperty.com  
07815 692 996  
**Charlie Hadden**  
charlie.hadden@logixproperty.com  
07960 355 053