



Unit 3 Provident Industrial Estate

Pump Lane, Hayes, UB3 3NE

Prominent Industrial / Warehouse Unit

6,786 sq ft
(630.44 sq m)

- Prominent location facing Pump Lane
- Dedicated loading bay
- Electric loading door
- Welfare facilities
- Fitted ground and first floor offices
- Clear eaves height 5.6m rising to 7.4m
- Allocated parking spaces
- 3-phase power and gas supply

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Summary

Available Size	6,786 sq ft
Rent	Rent on application
Rates Payable	£44,160 per annum
Rateable Value	£92,000
EPC Rating	B (50)

Description

The subject premises comprise an end of terrace industrial / warehouse unit constructed of a steel portal frame to a pitched roof with block elevations prominently facing Pump Lane. The unit comprises an open plan warehouse accessed via an electric loading door serviced by a dedicated loading bay, with office accommodation to the first floor. Parking is located to the rear of the premises.

Location

The unit is located on the prominent and established Provident Industrial Estate, which fronts Pump Lane a busy industrial and trade destination, and is accessed off the A312, Hayes by-pass. The A312 provides direct access to junction 3 of the M4 providing swift access to Heathrow Airport to the south, and the A40/M40 to the north. The unit benefits further from excellent access to Hayes town centre and within a mile away from Hayes railway station (Elizabeth Line) providing easy access into London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,993	463.86	Available
1st - Offices	1,793	166.58	Available
Total	6,786	630.44	

Viewings

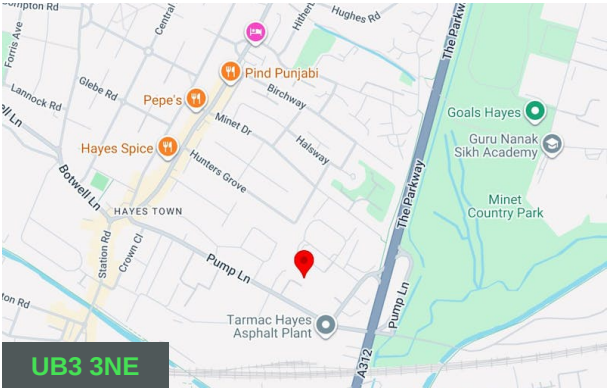
Strictly by appointment via the sole joint agents.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



INDICATIVE IMAGE

Viewing & Further Information



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