iBOX

THE SWALLOWFIELD CENTRE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
10,359 SQ FT (962 SQ M)

Swallowfield Way, Hayes • UB3 1AW

UNIT 3

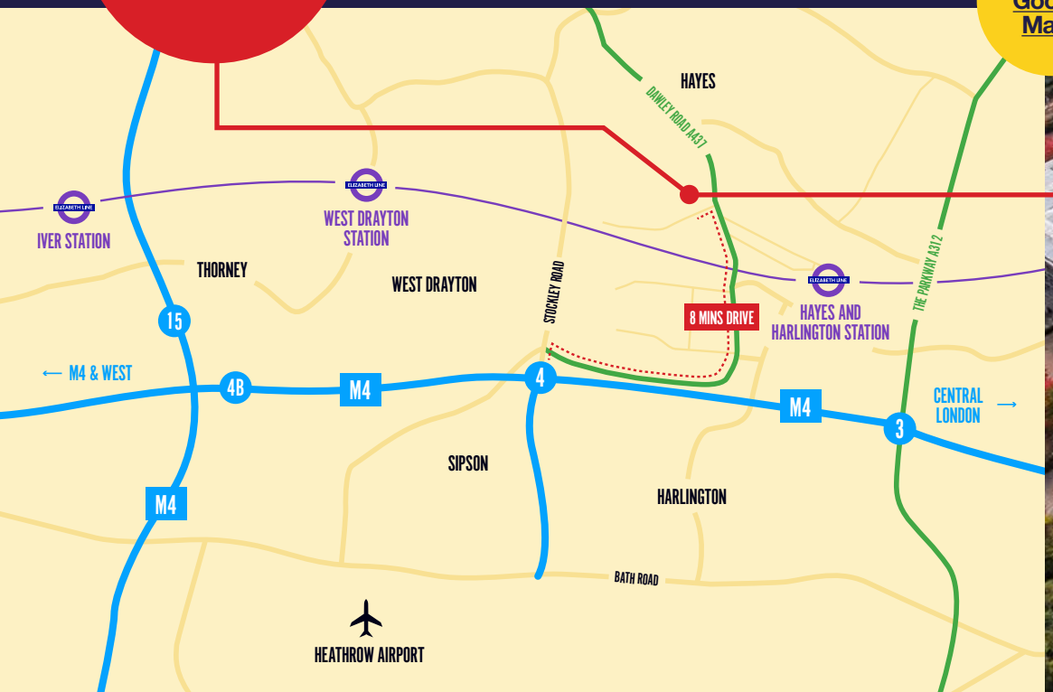


LOCATION

The Swallowfield Centre is located on Swallowfield Way, forming part of a well-established Industrial Area to the West of Hayes Town Centre just off the Dawley Road A437. The Dawley Road A437 provides convenient access to the A312, M4 (J3) and M4 (J4) all of which are a circa 10 minute drive away. Heathrow Airport is located circa 3.0 miles to the south and Hayes Town Centre and its Elizabeth Line Train Station are both within a 15 minute walk.

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View on Google Maps





TRAVEL TIMES

Hayes & Harrlington Station (Elizabeth Line 12 mins walk)	0.6 miles / 3 mins
M4 (J3)	2.3 miles / 7 mins
M4 (J4)	2.3 miles / 7 mins
Heathrow Airport	3.2 miles / 9 mins
A40 (Target Roundabout)	5.1 miles / 12 mins
M25 (J15)	4.1 miles / 9 mins
M40 (J1)	6.0 miles / 15 mins
Heathrow Cargo	8.1 miles / 15 mins
Central London	16.7 miles / 30 mins

SPECIFICATION

Unit 3 comprises a modern industrial / warehouse / trade counter unit of steel portal frame construction with part brick / part metal clad elevations beneath a pitched roof.

The unit is due to be newly refurbished benefitting from the following features:

- End Terrace Unit
- Prominently Positioned
- With roadside frontage
- Eaves height 6.95m > 7.60m
- 1 x Loading Door 3.72m (W) x 5.68m (H)
- First Floor Offices with Undercroft Below
- Air Conditioning
- LED Warehouse Lighting
- 3 Phase Electricity
- Ground Floor Reception
- Separate WCs
- Ample Parking to Front
- Large Yard to Rear (Potential to secure)
- EPC: Target B



INDICATIVE IMAGE

ACCOMMODATION

Comprising the following GEA Floor Areas

UNIT	SQ FT	SQ M
Grd Warehouse & Office	8,419	782.1
First Floor Office	1,940	180.2
Total	10,359	962.3



INDICATIVE IMAGE

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BUSINESS RATES

Rateable value £123,000.
Current rates payable £59,040 approx.

Interested parties should make their own enquiries of LB Hillingdon Council

SERVICE CHARGE

Available upon request.

TERMS

Available by way of a new Full Repairing & Insuring (FRI) Lease on terms to be agreed.

RENT

Upon application.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

Grant Mills Wood
chartered surveyors
www.grantmillswood.com
020 7629 8501

David Theobald
07974 231 352
davidt@grantmillswood.com

Fabian Stuart Smith
07494 474 190
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