



THE SWALLOWFIELD CENTRE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
6,846 SQ FT (636 SQ M)

Swallowfield Way, Hayes • UB3 1AW

UNIT 2



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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TRAVEL TIMES

Hayes & Harlington 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 2 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:

- 

Mid Terrace Unit
- 

LED Warehouse Lighting
- 

Prominently Positioned
- 

3 Phase Electricity
- 

With roadside frontage
- 

Ground Floor Reception
- 

Eaves height 6.95m > 7.60m
- 

Separate WCs
- 

1 x Loading Door 3.72m (W) x 5.68m (H)
- 

Ample Parking to Front
- 

First Floor Offices with Undercroft Below
- 

With Large Yard to Rear
- 

Air Conditioning
- 

EPC: Target B



ACCOMMODATION

Comprising the following GEA Floor Areas

UNIT	SQ FT	SQ M
Grd Warehouse	5,075	471.5
Grd Office	485	45.1
First Floor Office	1,286	119.5
Total	6,846	636.1



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iboxproperty.com

BUSINESS RATES

Rateable value £73,000.
Current rates payable £40,515 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:



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