

THE SWALLOWFIELD CENTRE

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

Swallowfield Way, Hayes • UB3 1AW

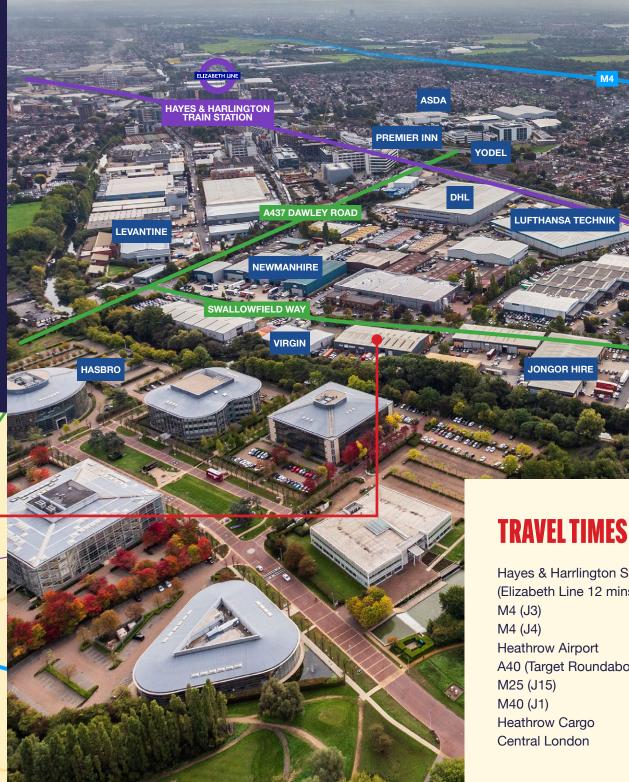


LOCATION

THE

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.





Hayes & Harrlington Station (Elizabeth Line 12 mins walk) **Heathrow Airport** A40 (Target Roundabout) Heathrow Cargo

0.6 miles / 3 mins

HEATHROW

2.3 miles / 7 mins 2.3 miles / 7 mins 3.2 miles / 9 mins 5.1 miles / 12 mins 4.1 miles / 9 mins 6.0 miles / 15 mins 8.1 miles / 15 mins 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



TOLET

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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.

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

VIEWINGS

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



David Theobald 07974 231 352 davidt@grantmillswood.com

Ben Batchelor 07423 181 840 benb@grantmillswood.com



Tom Lowther 07939 836 117 tl@cogentre.co.uk

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