

UNIT 1

Industrial Warehouse Unit To Let
Unit 1, Argent Trade Park,
Pump Lane, Hayes, UB3 3NB
18,343 sq ft (1704.1 sq m)

TO BE REFURBISHED



- Target EPC B
- Frontage onto Pump Lane
- Car parking to front and rear
- 2 level access loading doors
- 6.1 metres clear height
- New LED lighting
- Secure gated estate





LOCATION

Located just off the A312, which provides direct access to Junction 3 of the M4 to the south and the A40/M40 to the North, Argent Trade Park is strategically located close to major communications routes and Heathrow Airport.

The location also offers excellent access to Hayes town centre and Hayes and Harlington railways station, which is an 8 minutes walk and provides regular, direct services to London Paddington (21 minutes) and Bond Street. The station has been extensively upgraded and now provides 12 trains an hour to Central London. The extensive and regular bus services in the area are also in close proximity.



ACCOMMODATION (APPROX) GEA

UNIT	SQ FT	SQ M
Ground Floor	16,142	1499.6
First Floor	2,201	204.5
TOTAL	18,343	1704.1

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

TARGET EPC B

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available on new Full Repairing and Insuring lease to be agreed.

FOR MORE INFORMATION CONTACT:



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