

# To Let



## Unit 21, Brook Industrial Estate, Bullsbrook Road, Hayes, UB4 0JZ

1,244 sq ft (115.57 sq m)

- 5.8m eaves rising to 8m at Apex
- Loading door 4.8m (H) x 3.6m (W)
- 3 allocated parking spaces
- Secure gated estate
- Dedicated loading apron
- Flexible lease available



To Be Refurbished

Rare opportunity to occupy small industrial / warehouse premises on well managed and popular estate in close proximity to A312, M4 and A40

## Location

Brook Industrial Estate is situated just off the Uxbridge Road, approached via Springfield Road. The estate is conveniently located near the Hayes bypass, providing quick and easy access j3 of the M4, the A312 and the A40.

## Description

Brook Industrial Estate is a popular well managed estate designed to meet the needs of the small business. Constructed in the 1990s to a high standard the units are of steel portal frame construction with brick elevations and good natural lighting. Each unit benefits from allocated parking.

## Accommodation

Description	Sq ft	Sq m
Ground - Unit 21	1,244	115.57

## Specification

- Eaves height of 5.8m rising to 8m at apex
- Up and over loading door 4.8m (H) x 3.6m (W)
- 750 lbs per sq ft floor loading
- 3 phase electricity and gas supply
- Newly refurbished
- New LED lighting
- WC
- 4 Allocated car parking spaces
- Dedicated loading apron
- Secure gated estate
- See refurbishment images on details and online

## Terms

The unit is available on a full repairing and insuring lease for a term to be agreed.

## Viewings

Viewings strictly by appointment with the joint sole agents JLL or De Souza.



## EPC

This property has been graded as D (94).

## Viewing & Further Information

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