



Image of similar unit that has been
refurbished

Unit 20, Abenglen Industrial Estate, Betam Road off Dawley Road, Hayes, UB3 1SR

To Let
2,505 sq ft

COMING SOON Modern Industrial Warehouse Premises to Let – Available Spring 2026





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Summary

- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Specifications

- Walking distance to Hayes Town Centre
- Close to Hayes & Harlington Station (Elizabeth line)
- 4.1m clear internal height and 6.2m max height
- Three phase electricity
- WCs
- Office accommodation

Description

The estate consists of four terraces of 23 industrial/ warehouse units, providing flexible space ranging between 1,000–3,000 sq ft. The units are of steel portal frame construction with part brick/block and part steel profile clad elevations beneath an insulated pitched roof. Unit 20 comprises open warehouse space, along with a partitioned office area and WC provision. Externally, there is a loading bay and parking area.

Location

Abenglen Industrial Estate is located on Betam Road off the A437 Dawley Road within close proximity to the A312 Hayes by-Pass, which links on to the M4 and A40 Western Avenue. Hayes Town Centre and Elizabeth Line Station are approximately ¼ mile away and Heathrow Airport is located approximately 4 miles to the South.

Accommodation

Description	sq ft	sq m
Warehouse	2,250	209.03
Offices	255	23.69
Total	2,505	232.72