



Unit 4 Provident Industrial Estate

Pump Lane, Hayes, UB3 3NE

Industrial / Warehouse Unit

3,304 sq ft

(306.95 sq m)

- Eaves height 4.7m rising to 6m
- Allocated parking
- Service yard and dedicated loading bay
- Electric loading door
- Purpose built fitted offices to ground and first floor
- WC & Kitchenette
- 3 Phase power & gas
- On secure gated and well managed estate

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Summary

Available Size	3,304 sq ft
Rent	£79,300 per annum
Business Rates	Interested parties are advised to contact Hillingdon Borough Council to confirm this figure
Service Charge	Approx. £2776.6 per annum
VAT	All prices are subject to VAT
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Location

The unit is located on the prominent and established Provident Industrial Estate, which fronts Pump Lane a busy industrial and trade destination, and is accessed off the A312, Hayes by-pass. The A312 provides direct access to junction 3 of the M4 providing swift access to Heathrow Airport to the south, and the A40/M40 to the north. The unit benefits further from excellent access to Hayes town centre and within a mile away from Hayes railway station (Elizabeth Line) providing easy access into London.

Description

The subject premises comprise end of terrace industrial / warehouse unit of steel truss construction constructed of a steel portal frame to a pitched roof with block elevations. The unit comprises a warehouse, with a small ancillary office accommodation accessed via an electric loading door. The unit has additional office accommodation on the first floor.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

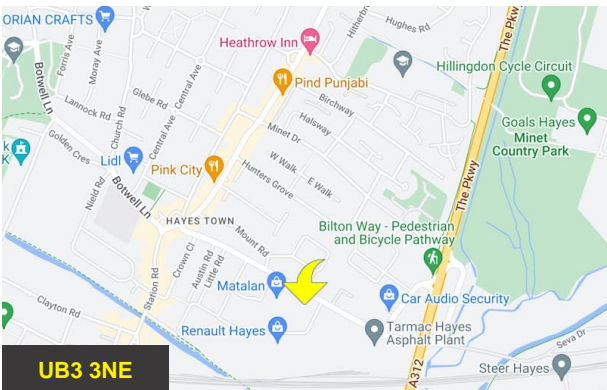
Description	sq ft	sq m
Ground Floor Warehouse	2,430	225.75
Ground Floor Office	437	40.60
First Floor Accommodation	437	40.60
Total	3,304	306.95
Mezzanine	1,563	145.21

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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