



Unit 6

Alpha Estate, Hayes, UB3 1BB

INDUSTRIAL WAREHOUSE UNIT

2,010 sq ft
(186.74 sq m)

- Manual roller shutter door
- 3 Phase power
- Fluorescent tube lighting
- Additional mezzanine storage area
- Allocated car parking
- Loading area
- No Motor trade

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Summary

Available Size	2,010 sq ft
Rent	£20 per sq ft
Rates Payable	£5.83 per sq ft
Rateable Value	£13,250
Service Charge	£1,183.82 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

Located within Alpha Trading Estate, Unit 6 is a mid-terrace industrial warehouse unit originally constructed in the early 1990's. The unit is constructed with brick block-work supported by a steel portal frame under a pitched roof with half brick elevations to steel profile cladding.

The unit benefits from a 1st floor mezzanine providing additional storage space, a manual roller shutter door, 3 phase power supply, fluorescent tube lighting and a loading area with one allocated car parking space.

Location

The property is ideally located for access to Hayes Town Centre as well as Junctions 3 and 4 of the M4 motorway, providing easy onward access to wider motorway networks such as the M25. In addition to being conveniently located for access towards West London and Heathrow Airport.

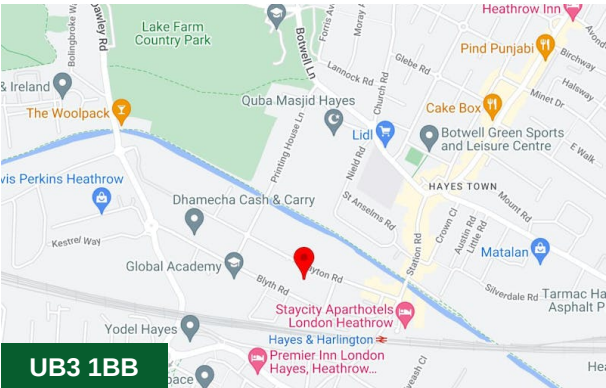
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,178	109.44	Available
Mezzanine - Storage	832	77.30	Available
Total	2,010	186.74	

Terms

Available on a new lease direct from the Landlord on terms to be agreed.



Viewing & Further Information



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