



To Let

Modern Industrial/Warehouse Unit

- Eaves height of 5.84m
- Up and over loading doors
- 3 phase electricity
- Warehouse lighting
- 750lbs per sq ft floor loading
- Allocarted car parking spaces
- WC

Unit 15, Brook Industrial Estate

Bullsbrook Road, Hayes, UB4 0JZ

1,386 sq ft

128.76 sq m

Reference: #45611

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Summary

Available Size	1,386 sq ft / 128.76 sq m
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

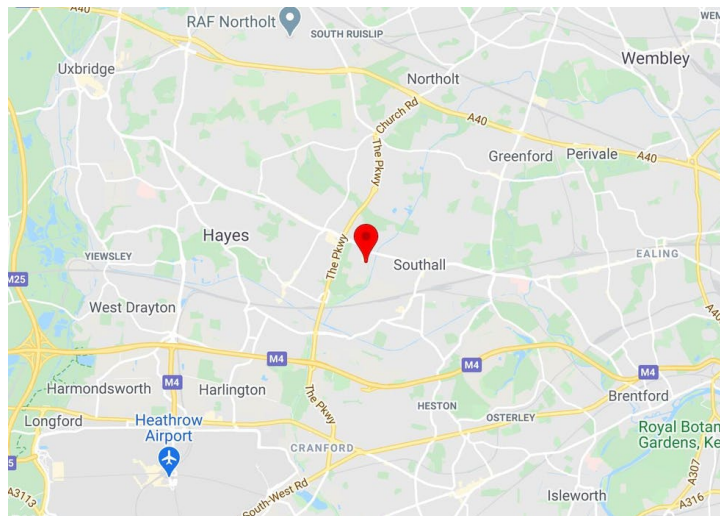
Brook Industrial Estate is situated just off the Uxbridge Road and is approached via Springfield Road and Bullsbrook Road. The estate is conveniently located near to the Hayes By-Pass which allows easy access to Junction 3 of the M4 and Heathrow Airport.

Accommodation

Name	Sq ft	Sq m	Availability
Unit - Warehouse	1,386	128.76	Let

Specification

The Brook Industrial Estate is a popular and well managed estate designed to meet the needs of small businesses. It was constructed in the early 1990's to a high standard. The units are of steel portal frame construction with brick elevations and good natural light. Each unit has its own allocated parking.



- Warehouse lighting
- Up and over loading doors
- Eaves height of 5.84 m. (19 ft)
- 3 phase electricity supply
- 750 lbs per sq ft floor loading
- WC
- Allocated car parking spaces

Terms

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

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