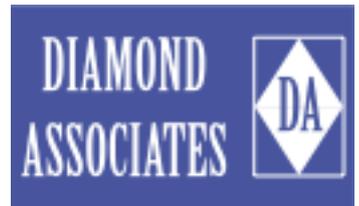


COMMERCIAL PROPERTY CONSULTANTS
33 CAVENDISH SQUARE, LONDON W1G 0PW
TEL: 020 7493 8338 FAX: 020 7182 4100



TO LET

MODERN SINGLE STOREY WAREHOUSE / INDUSTRIAL UNIT
APPROXIMATELY 3,000 SQ. FT. (279 SQ. M.)
UNIT 1, CRAUFURD BUSINESS PARK, SILVERDALE ROAD, HAYES,
MIDDLESEX, UB3 3BN



LOCATION:

The premises are situated on the Craufurd Business Park at the end of Silverdale Road, which is off Pump Lane. Hayes town centre and Hayes by-pass are at either end of Pump Lane, providing access to the M4 motorway (Junction 3), London Heathrow Airport and the Western Avenue (A40). Hayes and Harlington station (British Rail) is approximately ½ mile.

DESCRIPTION:

The premises comprise a modern single storey brick built warehouse / industrial unit of steel portal frame construction, having a pitched insulated profiled steel roof incorporating translucent roof panels. The eaves height is approximately 21' (6.4m). The unit has two offices, wc accommodation, and fluorescent strip lighting. There are 4 car parking spaces available.

The unit has one electrically operated loading door approximately 13' wide x 17' high (3.96m x 5.18m).

ACCOMMODATION:

Warehouse / Industrial	2,540 sq. ft.	(236 sq. m.)
Offices	<u>460</u> sq. ft.	(<u>43</u> sq. m.)
TOTAL:	<u>3,000</u> sq. ft.	(<u>279</u> sq. m.)

Approximate gross external areas.

TERMS:

Lease: The unit is to be let on a new full repairing and insuring lease for a term of years to be agreed.

Rent: £34,500 per annum exclusive.

Rates: RV: £25,250 (approx) @ 49.7 pence in the £ (2016/17).

Payable £12,549.25 pa approx.

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole agents:

Diamond Associates
33 Cavendish Square
London
W1G 0PW

Tel: 020 7493 8338

Email: gary@diamondassoc.co.uk

SUBJECT TO CONTRACT

(VAT, where applicable, may be added to any rents and prices quoted)

(11/2016)

www.diamondassoc.co.uk