

## **BUDGET BUSINESS UNIT**

### **CROWN TRADING CENTRE, CLAYTON ROAD**



## **TO LET**

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### **INDUSTRIAL WAREHOUSE UNIT**

1,140 SQ FT (105.91 SQ M)

**Unit 24 Crown Trading Centre  
Clayton Road  
Hayes  
UB3 1DU**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## Location

Crown Trading Centre is accessed on Clayton Road and is situated within 2 miles of Junction 3 of the M4, which in turn provides access to the M25. Hayes Town Centre is within 0.5 miles and provides retails and financial amenities. Hayes & Harlington Railway station provides a direct service to London Paddington.

## Description

Unit 24 comprises of a business unit of a brick construction of approximately 1,140 sq.ft. split over two floors. The ground floor is laid out as a storage area with an office area on the first floor.

## Amenities

- **Allocated Parking**
- **Two roller shutter doors**
- **Separate personnel door with security shutter**
- **EPC E119**
- **Fluorescent lighting**
- **3 phase power**
- **WC**

## Terms

Upon Application

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

By appointment only

**Simon Cressey**

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