

TO LET – FULLY REFURBISHED

MODERN INDUSTRIAL/WAREHOUSE UNIT – 2,291 SQ FT (212.83 SQ M)

www.desouza.co.uk



Library picture

Unit 12 Brook Industrial Estate, Springfield Road, Hayes UB4 0JZ



Unit 12 Brook Industrial Estate, Springfield Road, Hayes UB4 0JZ

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 bypass which allows easy access to Junction 3 of the M4 and Heathrow Airport.



Amenities

- **Up and over loading door**
- **Eaves height of 5.84m (19ft)**
- **3 phase power**
- **750lbs per sq ft floor loading**
- **Allocated car parking spaces**
- **Combined EPC – D**
- **Secure gated estate**



Description

The Brook Industrial Estate is a popular and well managed estate designed to meet the needs of small business. It was constructed in the early 1990s 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.

Terms/Rent

The unit is available on full repairing and insuring leases on terms to be agreed. Rent upon application.

Contact

Simon Cressey

simonc@desouza.co.uk

020 8707 3036

07939 129427

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, The Lessors and Agents of this property give notice that:
 (1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract.
 (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective tenants should not rely on them as statements of fact or representation but must satisfy themselves as to the accuracy of such details.
 (3) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. MAY 2018.

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

www.desouza.co.uk