

COMING SOON TO LET | THREE INDUSTRIAL/PRODUCTION UNITS

BROOK INDUSTRIAL ESTATE, SPRINGFIELD ROAD, HAYES UB4 0JZ.

UNIT 19: 1,890 SQ FT (203.44 SQ M) AVAILABLE FROM NOVEMBER 2021

UNIT 20: 2,291 SQ FT (246.60 SQ M) AVAILABLE FROM FEBRUARY 2022

UNIT 21: 1,244 SQ FT (133.90 SQ M) AVAILABLE FROM DECEMBER 2021



- Production/Industrial use
- UP and over loading door
- Three phase power
- Allocated parking spaces
- Gated estate
- Close to Motorway network

 **DE SOUZA**

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.



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.

Amenities

- Up and over loading door
- Lighting throughout
- 3 phase electricity
- Wc
- car parking
- Gated estate
- Eaves height of 5.8m rising to 8m at apex
- EPC Unit 19: tbc Unit 20: D79 Unit 21: D94

Leasehold

The units are available on a new full repairing and insuring lease for a term to be agreed.

Terms/Rent

Upon application

Viewing

Strictly by appointment only.

Simon Cressey

simonc@desouza.co.uk

07939 129427

020 8707 3030

Paul Flannery

paulf@desouza.co.uk

020 8707 3035

DE SOUZA

For more information or to arrange a viewing contact:

E: simonc@desouza.co.uk

T: 020 8707 3030

M: 07939 129427

Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR

www.desouza.co.uk

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.