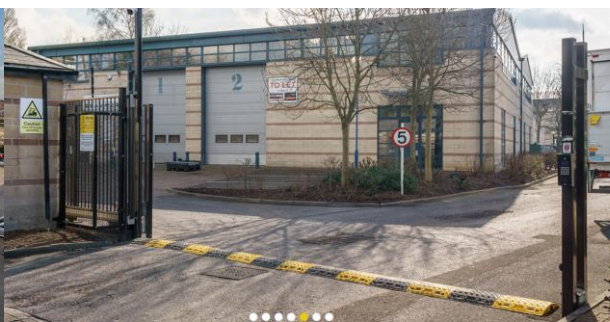


# TO LET | INDUSTRIAL/PRODUCTION UNIT

2,434 SQ FT (226 SQ M)

UNIT 16 BROOK INDUSTRIAL ESTATE, SPRINGFIELD ROAD, HAYES UB4 0JZ.



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

**DE SOUZA**

COMMERCIAL PROPERTY CONSULTANTS

## 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 gated 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
- LED lighting throughout
- 3 phase electricity
- Wc
- Car parking
- Gated estate
- Eaves height of 5.8m rising to 8m at apex
- EPC – Upon application

## 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.

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Library picture

# DE SOUZA

**For more information or to arrange a viewing contact:**

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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.