

## BROOK INDUSTRIAL ESTATE



**TO LET**

### INDUSTRIAL/WAREHOUSE UNIT

2,721 SQ FT (253 SQ M)

Unit 4

Brook Industrial Estate

Springfield Road

Hayes

UB4 0JZ

**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

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
- Eaves height of 5.84m (19ft)
- 3 phase power
- 750lbs per sq ft floor loading
- WC
- Allocated car parking spaces
- EPC – C65
- Secure gated estate

## Terms/Rent

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

## Contact

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