

# 192 PASASDENA CLOSE, HAYES, MIDDLESEX UB3 3NQ



**WAREHOUSE/INDUSTRIAL UNIT**

**4,354 sq ft (404.50 sq m)**

**TO LET ON FLEXIBLE TERMS**

(Subject to Contract)

## theLHR.com PORTFOLIO

theLHR.com portfolio comprises approximately 3 million sq ft of business space on 18 estates in 11 locations centred on Heathrow Airport. The portfolio is being continuously upgraded and expanded through acquisitions and new development, delivering a range of high quality accommodation to meet the needs of the wide variety of airport-related businesses servicing Heathrow.

## LOCATION

The unit is located in Pasadena Close, off Bilton Way, within 350 m of the Hayes Bypass (A312) in the well established Pump Lane Industrial Estate.

Junction 3 of the M4 motorway is within 2 miles and Junction 2 of the M40 is within 6 miles. Heathrow Airport is approx 3 miles to the south.

## DESCRIPTION

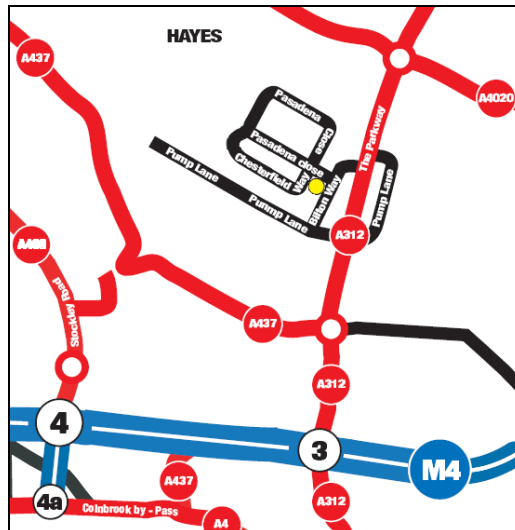
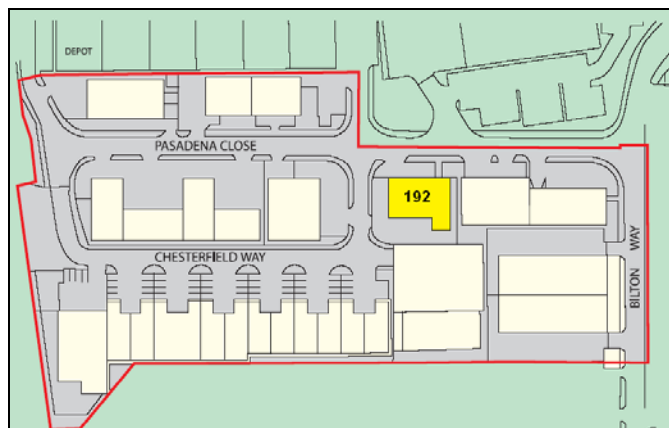
The property comprises a detached single storey industrial warehouse unit and a secure yard. Loading is via up and over loading doors to the front and rear of the building. The unit also benefits from an office and separate male and female WCs.

## SPECIFICATION

- Loading doors
- Secure yard
- Office
- Male & female WCs
- Three phase power
- Gas supply
- 4.62 m to underside of roof truss

## FLOOR AREAS

	sq m	sq ft
<b>Total (GEA) approx</b>	<b>404.50</b>	<b>4,354</b>



For information on this building or the rest of theLHR.com Portfolio, log on to **www.theLHR.com**

SEGR0 supports the Code of Practice for Commercial Leases see (www.leasingbusinesspremises.co.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. 09/08

