

Ref 5721

## NEW INSTRUCTION



## TO LET

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### Warehouse/Industrial Units

1,140 – 2,320 SQ FT  
(105.90 – 215.52 SQ M)

Adler Industrial Estate  
Betam Road  
Hayes  
UB3 1ST

**Tel: 020 8707 3030**

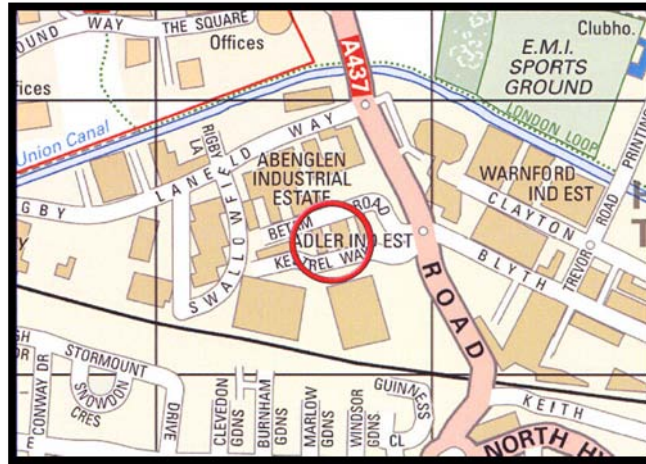
**[www.desouza.co.uk](http://www.desouza.co.uk)**

**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

The Adler Industrial Estate is located at the end of Betam Road off Dawley Road (A437), to the west of Hayes town centre. The estate is conveniently located for access to Heathrow Airport (3 miles) via junction 3 off the M4 (2 miles distant) with Hayes mainline station approx ½ a mile distant, which provides quick access to London Paddington.



## Description

The Adler Industrial Estate combines 14 small warehouse/industrial units in two terraces. Each unit provides a full height roller shutter door, WC, 3 phase power and a shared general yard.

## Accommodation

Unit 17	1,140 sq ft	105.90 sq m
Unit 18	1,180 sq ft	109.62 sq m
Unit 24	1,162 sq ft	107.94 sq m

## EPC

An Energy Performance Certificate (EPC) is available

## Terms

The units are available by way of a full repairing and insuring lease on terms to be agreed. Rent upon application.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Please contact: **De Souza & Co Simon Cressey 020 8707 3030**  
or our joint agents Altus Edwin Hill 01753 689000