

Ref: 5758

NEW INSTRUCTION



TO LET

Industrial/Warehouse Unit

1,636 SQ FT (151.99 SQ M) Gross external area

Unit 18 Brook Industrial Estate
Springfield Road
Hayes
UB4 0JZ

Tel: 020 8707 3030

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.

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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 1990's and 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.

The amenities include

- Up and over loading doors
- Eaves height of 5.84m (19ft)
- 3 Phase electricity supply
- 750lbs per sq ft floor loading
- WC
- Allocated car parking spaces

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

Price on application. For further information please call.

EPC

An Energy Performance Certificate (EPC) is available

Viewing

Strictly by appointment through joint agents

De Souza & Co

Simon Cressey
0208 707 3036
email simonc@desouza.co.uk

or

Jones Lang LaSalle

Nick Freeborn
Email nick.freeborn@eu.jll.com