

TO LET
on flexible terms

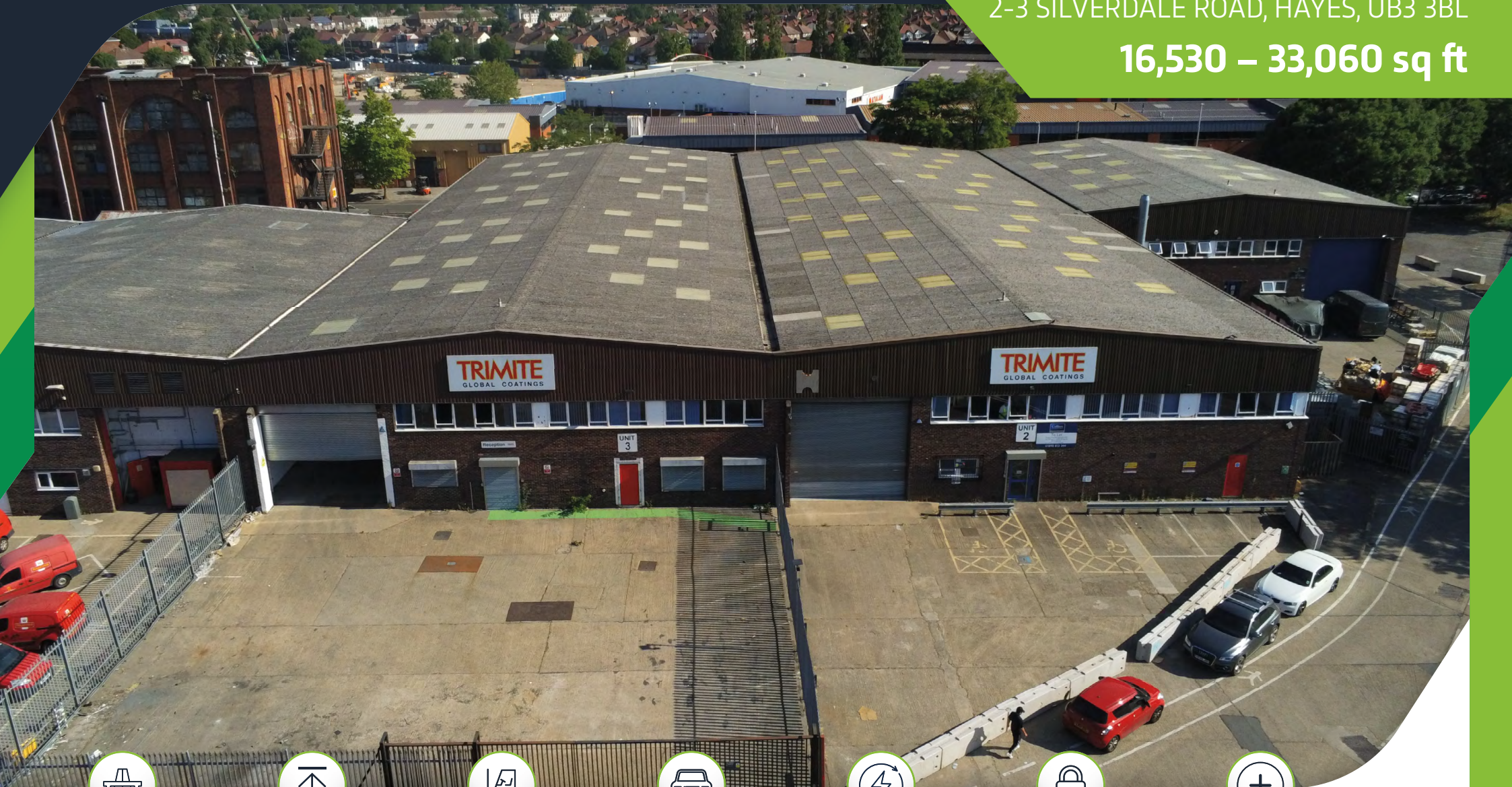
Industrial/Warehouse Units
available individually or as a whole

8 minute walk
to Crossrail



2-3 SILVERDALE ROAD, HAYES, UB3 3BL

16,530 – 33,060 sq ft



1.3 MILES
FROM M4 (j3)



CLEAR INTERNAL
EAVES HEIGHT OF
6.0M



2 GROUND LEVEL
LOADING DOORS



9 SEPARATE
DEDICATED CAR
PARKING SPACES



3-PHASE 400KVA
POWER SUPPLY



UNIT 3 HAS A SECURE
SELF-CONTAINED YARD



ADDITIONAL 3,750
SQ FT SECURE
YARD AVAILABLE

2-3 SILVERDALE ROAD // HAYES // UB3 3BL

LOCATION

The units are situated on Silverdale Industrial Estate to the rear of Pump Lane, within the well-established Hayes Industrial area.







The units benefit from quick access to the A312 and M4 motorway. Heathrow Airport is also in close proximity and Hayes Town Centre provides excellent public transport links with multiple bus services and Hayes and Harlington Railway Station, which is a Crossrail station (Crossrail is the new high frequency, high capacity railway for London and the South East).

NEARBY OCCUPIERS

B&M Store, Royal Mail, Automania, Western Timber, Kooltech, Safestore Self Storage, Dyno Plumbing West London and Wolseley.



DISTANCES

	A312	0.4 miles
	Hayes & Harlington station	0.6 miles
	M4 (J3)	1.4 miles
	M25 (J15)	4.9 miles
	Heathrow Airport	5.0 miles
	Central London	14.2 miles

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DESCRIPTION

The property comprises 2 semi detached mid terraced warehouse units of brick and block construction with profile cladding. The units benefit from fitted ground and first floor offices, Unit 3 also benefits from a secure self-contained yard. The units can be leased as a whole or individually. Available immediately on flexible lease terms.

ACCOMMODATION

The property is available as a whole or individual units.

Units comprised of the following:

Unit 2

Warehouse	14,588 sq ft
Offices	1,942 sq ft
Total	16,530 sq ft

Unit 3

Warehouse	14,588 sq ft
Offices	1,942 sq ft
Total	16,530 sq ft

Units 2 & 3 total	33,060 sq ft
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Approximate gross external areas.

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed. Short term occupation will be considered.

EPC

To be confirmed.

FURTHER INFORMATION

For further information or to arrange an inspection please contact the joint sole agents:



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