



WAREHOUSE / INDUSTRIAL PREMISES

TO LET



Key Benefits

- * Clear height 5.75m rising to 6.47m
- * Single roller shutter loading door
- * 24 hour estate security with gatehouse with 24 hr access
- * Estate CCTV
- * Flexible lease / short term
- * Undergoing refurbishment

SEMI DETACHED WAREHOUSE / INDUSTRIAL UNIT UNDERGOING REFURBISHMENT

UNIT 4, INTERNATIONAL TRADING ESTATE, BOEING WAY, SOUTHALL, UB2 5LB

16,362 sq ft (1,520 sq m)

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UNIT 4, INTERNATIONAL TRADING ESTATE, BOEING WAY, SOUTHALL, UB2 5LB

LOCATION

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles to the north east of junction 3 of the M4. The estate is within 1 mile of the A312 (Hayes By Pass), which is the main link road between the M4 (Junction 3) and the A40 (M40).

The estate itself is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312.

Heathrow Airport is in close proximity and is accessed via the A312/A30 or via junction 4 of the M4.

DESCRIPTION

The unit comprise a semi-detached warehouse/industrial unit of steel frame construction with brick elevations. The unit each benefits from a single ground level loading door and 2 storey offices to the front of the unit.

Benefits include:

- * Clear height of 5.75m (rising to 6.47m)
- * Vehicle parking
- * 24 Hour access & 24 hour estate security with gatehouse
- * Single roller shutter door
- * CCTV
- * 3 Phase power

ACCOMMODATION

The property comprises the following approximate gross internal areas (to be confirmed):-

Unit 4	Sq Ft	Sq M
Industrial/Warehouse	13,052	1,212.5
Offices	3,310	307.5
TOTAL	16,362	1,520

TERMS

The unit is available on a flexible lease on terms to be agreed.

RENT

On application

RATES

Interested parties are advised to contact the Local Authority business rates department for further information.

LEGAL COSTS

Each party to bear their own legal costs.

EPC – Unit 4 – E125.

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Chartered Surveyors