

TO LET

on flexible terms

Industrial/Warehouse Unit

8 minute walk
to Crossrail



2 SILVERDALE ROAD, HAYES, UB3 3BL

17,126 sq ft



1.4 MILES
FROM M4 (J3)



CLEAR INTERNAL
EAVES HEIGHT OF
6.0M



1 GROUND LEVEL
LOADING DOOR



9 SEPARATE
DEDICATED CAR
PARKING SPACES



3-PHASE 400KVA
POWER SUPPLY



SECURE SELF-
CONTAINED YARD

2 SILVERDALE ROAD // HAYES // UB3 3BL

LOCATION

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

The unit benefits 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.



CLICK TO VIEW
GOOGLE MAPS



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 a semi detached mid terraced warehouse units of brick and block construction with profile cladding. The unit benefits from fitted ground and first floor offices and also a secure self-contained yard. Available immediately on flexible lease terms.

ACCOMMODATION

Unit comprises the following:

Unit 3

Warehouse	15,890 sq ft
Offices	1,236 sq ft
Total	17,126 sq ft

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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