

2 SILVERDALE ROAD // HAYES // UB3 3BL

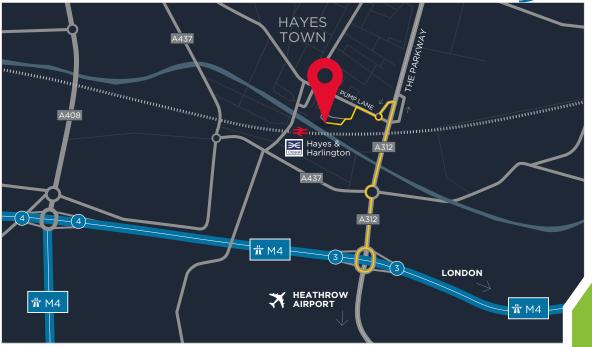
LOCATION

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.

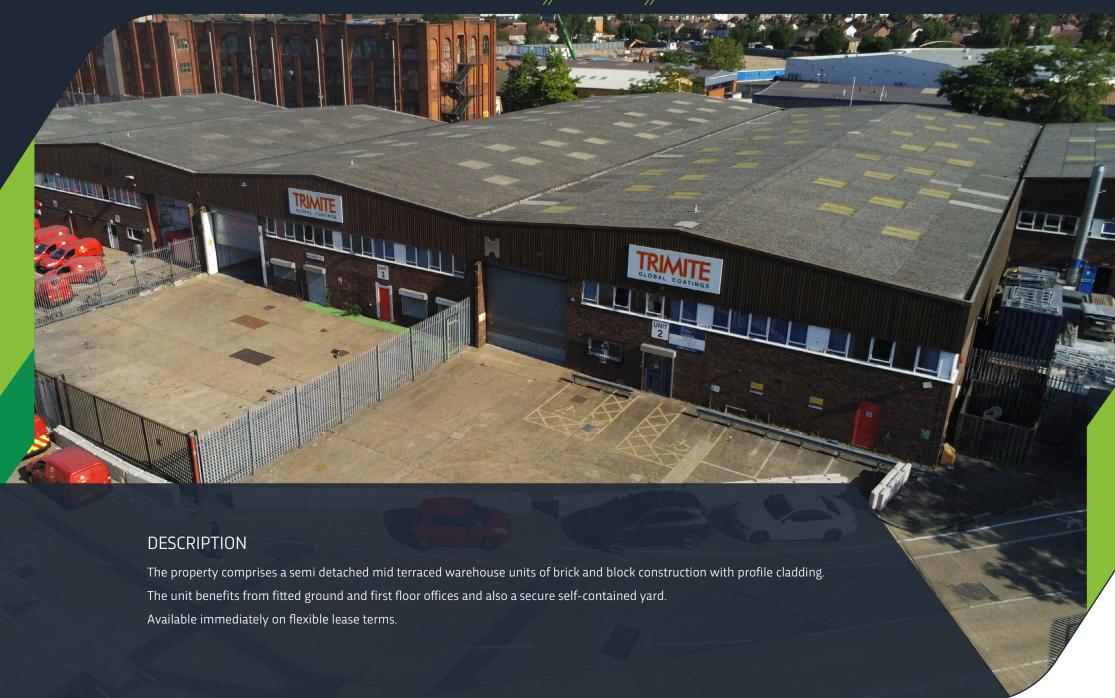




DISTANCES

	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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ACCOMMODATION

Unit comprises the following:

Unit 3

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