

TO LET

Industrial/Warehouse Units
available individually or as a whole

8 minute walk
to Crossrail



8-9 SILVERDALE ROAD, HAYES, UB3 3BL

10,430 – 21,414 sq ft

2 UNITS LET
TO RENAULT
- ONLY 2
REMAINING



ADDITIONAL
PARKING

UNIT 8

UNIT 9



1.4 MILES
FROM M4 (J3)



CLEAR INTERNAL
EAVES HEIGHT OF
6.1M RISING TO 8.0M



1 LEVEL ACCESS
DOOR PER UNIT



PARKING FOR UP
TO 57 CARS



3-PHASE
POWER SUPPLY
FOR EACH UNIT



EXTENSIVELY
REFURBISHED
UNITS



SECURE
YARDS

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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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ideal
BATHROOMS

safestore

CONWAY

2.9 miles to
A40

MATALAN

A312

AL
ADDISON LEE

pbs Group

0.7 miles to
M4

Royal Mail

Linear
331 Residential Units

Proposed Data Centre
Development

Brickfields
124 Residential Units

Hayes & Harlington
Railway Station
(8 minutes walk)



Future
Hayes & Harlington
Crossrail Station
(25 mins to Central London)



ACCOMMODATION

The property is available as a whole or individual units.

Units comprised of the following:

Units 6 & 7 Let to Renault

Unit 8

Warehouse	8,992 sq ft
Offices	1,438 sq ft
Unit 8 Total	10,430 sq ft

Unit 9

Warehouse	9,532 sq ft
Offices	1,452 sq ft
Unit 9 Total	10,984sq ft

Total 21,414 sq ft

Approximate gross external areas. Units can be combined.



TERMS

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

EPC

To be confirmed.

FURTHER INFORMATION

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



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