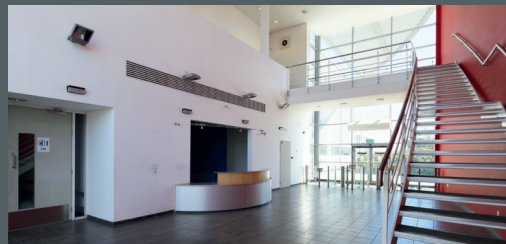


# 133

**BULLS BRIDGE**  
**HAYES UB3 4DG**

**133,218 SQ FT PRODUCTION / WAREHOUSE  
FACILITY ON SECURE 7.7 ACRE SITE**

**AVAILABLE TO LET**





## 133 BULLS BRIDGE

The unit comprises a modern production warehouse unit constructed in 1998, totalling some 133,218 sq ft situated on a very secure site of 7.7 acres. The property is of steel portal frame construction with profiled steel sheet cladding and glazing to the elevations.

The property can be utilised for various uses and has the benefit of substantial car parking to the front of the site as well as a large yard to the rear.

Internally the space comprises a series of workshops, offices and storage areas.

## ACCOMMODATION

WAREHOUSE	109,234 sq ft	10,148.1 sq m
GROUND FLOOR OFFICES	2,944 sq ft	273.5 sq m
FIRST FLOOR OFFICES	21,040 sq ft	1,954.7 sq m
<b>TOTAL</b>	<b>133,218 sq ft</b>	<b>12,376.3 sq m</b>

Based on GIA Measurements.

## DISTANCES

M4 (JUNCTION 3)	1 mile
HAYES & HARLINGTON RAILWAY STATION (CROSSRAIL)	1.4 miles
A40 (TARGET ROUNDABOUT)	4.2 miles

Source Google Maps

## LOCATION

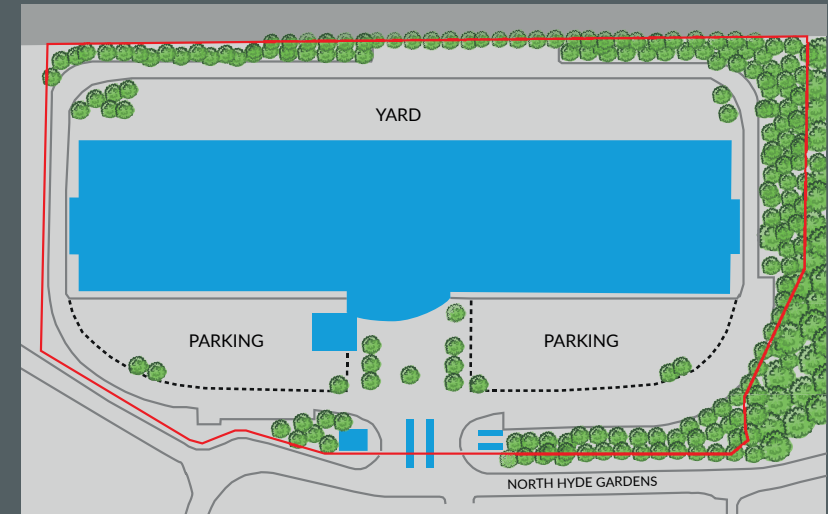
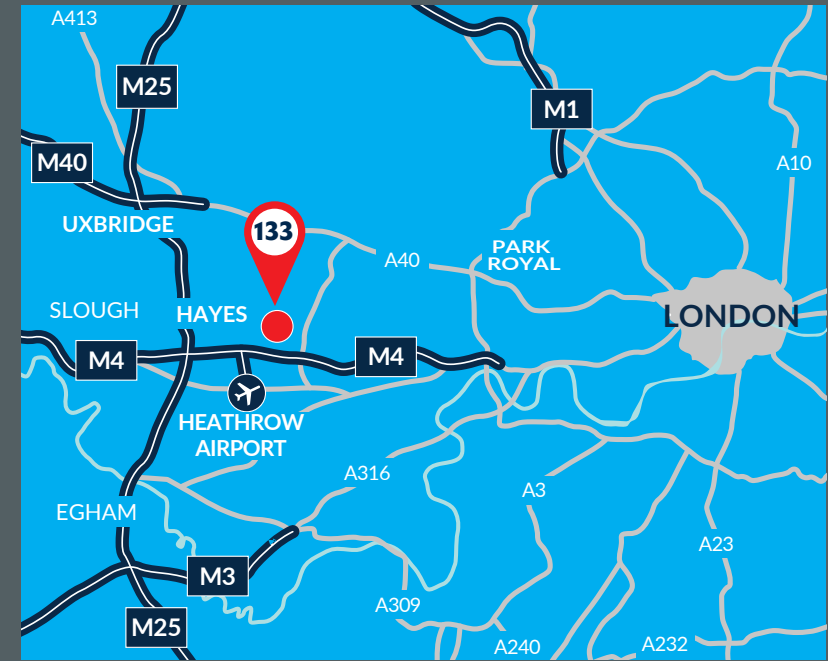
Accessed from North Hyde Gardens, Bulls Bridge is located adjacent to the A312 Parkway, the main spine road linking Hayes with Junction 3 of the M4 Motorway to the south and within close proximity to Heathrow Airport.

Hayes is just 12 miles from West London, with fast access to the A4020 Uxbridge Road, the M4, M25 plus Hayes and Harlington Railway Station for CrossRail access.

## SPECIFICATION

- Large secure, fenced and gated site
- 8m eaves height
- 3 level-access loading doors
- 35kN/m<sup>2</sup> floor loading
- Substantial car parking
- Offices at ground and first floor
- EPC rating: E112

HEATHROW AIRPORT T1,2 & 3	4.6 miles
HEATHROW AIRPORT CARGO	6.0 miles
M25 (JUNCTION 15)	8.6 miles
CENTRAL LONDON	16.2 miles



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### Misrepresentation Act 1967.

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