



**CUSHMAN &  
WAKEFIELD**

**TO LET**  
**UNIT 7 TRADE CITY**  
HAYES ROAD, HAYES, UB2 5XJ

**11,040 SQ FT / 1,026 SQ M**



**AVAILABLE  
JANUARY  
2020**



Unit 7 is an end-terrace warehouse/ production unit, just off the busy Hayes Road and adjacent to Costco. The unit is a single bay steel portal frame construction with a pitched roof. The unit is to be refurbished and benefits from:

**SPECIFICATION**

- 7.2m clear eaves height
- 37.5 kN/ sq m floor loading
- One electric up and over loading door
- Fully fitted first floor offices
- Disabled WC & shower at ground floor
- Two WCs at first floor
- Loading & allocated parking
- Ability to fit out undercroft to provide additional office space, if required

**USE**

- B1(c), B2 & B8 use
- No hours of use restrictions – 24/7

**EPC**

- A – 16

Ground Floor		First Floor		Total (GEA*)	
SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
9,797	910	1,243	116	<b>11,040</b>	<b>1,026</b>

\*All areas are measured on an approximate Gross External Basis

For more information, please contact:

 **CUSHMAN &  
WAKEFIELD**  
**020 3296 2000**  
**020 8569 1600**  
cushmanwakefield.co.uk

**HEATHER HARVEY-WOOD**  
Partner  
020 7152 5323  
heather.harvey-wood@cushwake.com

**HARRY GIBSON**  
Senior Surveyor  
020 7152 5797  
harry.gibson@cushwake.com

The Bower, 4 Roundwood Avenue, Stockley Park  
Uxbridge, UB11 1AF  
cushmanwakefield.com



**CUSHMAN & WAKEFIELD**

**TO LET**  
**UNIT 7 TRADE CITY**  
 HAYES ROAD, HAYES, UB2 5XJ

**Location**

Trade City Hayes occupies a prominent position on the Hayes Road, adjacent to Costco and Western International Market. Existing occupiers include The Electric Centre, Al Murad and Carpets 4 Less, with Toolstation, Halfords Auto Centre and also close by.

Located approximately 3 miles to the north east of Heathrow Airport and approximately 14 miles to the west of Central London, this prominent site is easily accessible via the A312, which provides direct route to Junction 3 of the M4 located within 1 mile.

Public transport to Trade City Hayes is provided by rail to Hayes & Harlington mainline station which has a direct route to London Paddington (20 mins) and is schedule to benefit from Crossrail in 2021. Numerous bus routes serve the area (numbers 195, E6, 105, H32, H28, 482).

Driving distances	
Heathrow Airport	3 miles
Heathrow Cargo Centre	5.2 miles
M4 Junction 3	1 miles
M25 Junction 15	4 miles
A40	4.3 miles

Source: Google Maps

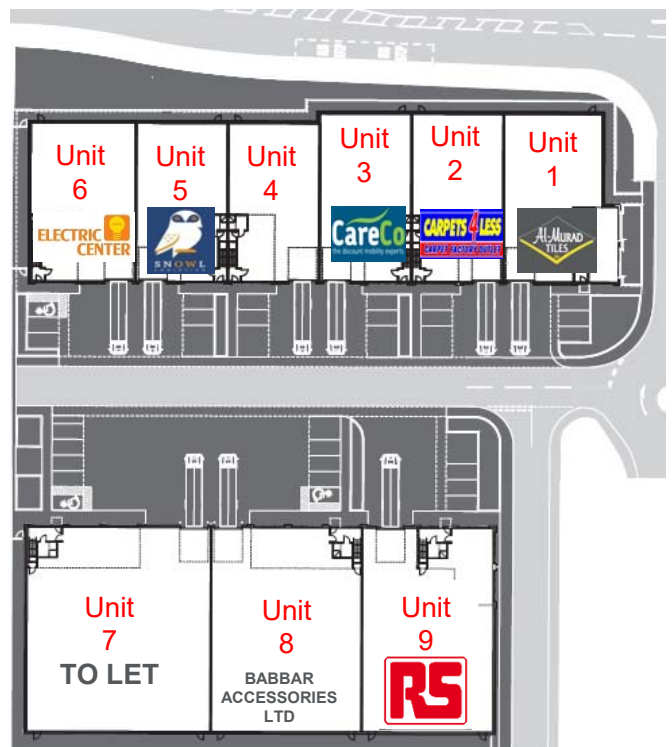


**Rateable Value**

In the 2017 Rating List the property was valued at £120,000



Indicative refurbished interior



**Terms**

The property is available on a new full repairing & insuring lease for a term to be agreed.

**Viewings**

Strictly by prior appointment

**CUSHMAN & WAKEFIELD**  
 020 3296 2000  
 020 8569 1600  
 cushmanwakefield.co.uk

Or with joint agents, Altus Group

The Misrepresentation Act 1967.  
 Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. November 2019