



PROPERTY CONSULTANTS

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SINGLE STOREY WAREHOUSE/INDUSTRIAL UNIT TO LET



HALLS BUSINESS CENTRE PUMP LANE, HAYES, MIDDLESEX UB3 APPROX 750 SQ FT OR 1,275 SQ FT (70 SQ M OR 118 SQ M)

LOCATION:

The premises are situated on the Halls Business Centre off Pump Lane, close to its junction with Silverdale Road. Access is gained to the Hayes by-pass from the end of Pump Lane, providing access to the M4 motorway (Junction 3), London Heathrow Airport and also the Western Avenue (A40). Hayes and Harlington station (British Rail) is approximately ½ mile.

DESCRIPTION:

The premises comprise a single storey brick and blockwork built warehouse / industrial unit of steel frame construction having a pitched roof. The unit has the benefit of strip lighting, WC, kitchenette, and two carpeted offices (Option B only).

There is one roller shutter loading door approximately 6' 11" wide x 8' high.

ACCOMMODATION:

Option A: 750 sq ft approx (70 sq m)

Option B: 1,275 sq ft approx (118 sq m)

TERMS

Lease:

The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed. Short or long term considered.

Rent:

Option A: £9,000 per annum exclusive.

Option B: £12,000 per annum exclusive.

RATES:

RV: £11,750 @ 48.5p in the £
Payable £5,698.75 (2009 / 10)

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

By Appointment only

Via Agent Claridges Commercial – 0845 205 0007