

Fully Fitted Production Kitchen/Warehouse



01895 813344
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TO LET

By way of assignment/sublease

10,984 SQ FT
(1,020 SQ M)

Unit 9, Silverdale Industrial Estate

Silverdale Road, Hayes, UB3 3BL

- Fully fitted industrial kitchen
- Underfloor drainage installed across site with fat separator grease traps inside and outside the building
- Large capacity gas supply and extraction on site
- BRC standard kitchen fit out including layout and materials
- 1 level access door
- Allocated Parking Spaces
- 4 walk in cold stores
- 3-phase power supply
- 2 separate kitchenettes for staff
- Fitted offices and kitchen

Rent available upon application.



Contact Us

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Unit 9, Silverdale Industrial Estate, Hayes

Description

Unit 9 is a pre-fitted industrial kitchen ready for occupation by way of an assignment/sub-lease.

The unit has been recently fitted out to a high specification and has been built to modular design with internal walls that are designed to be easily moved around as necessary.

Nearby tenants include B&M Store, Royal Mail, Renault, Western Timber, Kooltech, Safestore Self Storage, Dyno Plumbing West London and Wolseley.

Floor Areas

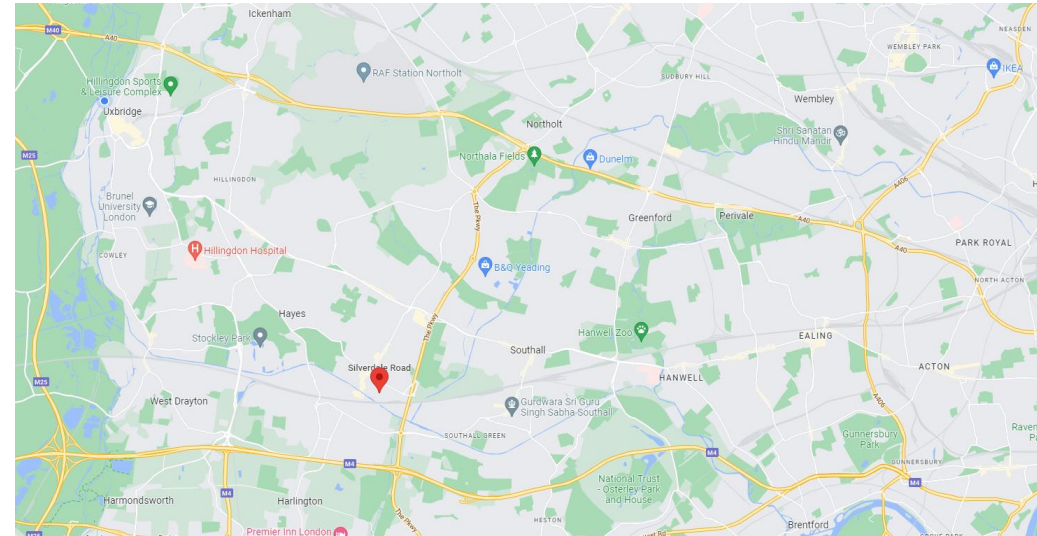
The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Warehouse	9,532	885.5
Offices	1,452	134.9
TOTAL	10,984	1,020

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).



Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Unit 9, Silverdale Industrial Estate, Hayes

Energy Performance Rating

EPC rating available upon request.

VAT

All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of an assignment/subletting expiring in September 2031. The passing rent is low at £148,284 per annum. The lease includes a tenant only break clause in September 2026.

Fit out

The fit out will be available subject to a premium to be discussed directly with the occupier.

Plans

Available upon request



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