



**Unit 7, Craufurd Business Park**  
Hayes, UB3 3BN

**Industrial / Warehouse Unit**

**4,841 sq ft**

(449.74 sq m)

- Min height 3.71m rising to 6.78m
- Electric roller shutter door
- Covered loading bay
- 3 Phase power
- WC & Kitchenette
- Concrete floor
- Parking
- Ancillary office accommodation
- Close proximity to Hayes & Harlington UG Station

# Unit 7, Craufurd Business Park, Hayes, UB3 3BN

## Summary

<b>Available Size</b>	4,841 sq ft
<b>Rent</b>	£53,300.00 per annum
<b>Business Rates</b>	Interested parties are advised to contact Hillingdon Borough Council to confirm this figure
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The site is situated on Craufurd Business Park off Silverdale Road and is only a short walk from Hayes town centre. The site benefits from good communication links being in close proximity to the M4, M25, A40 and Heathrow Airport.

Hayes and Harlington station is also just a short walk away and provides regular connections to London Paddington in 20 minutes, Reading and the West Country.

## Description

The unit comprises a ground floor warehouse space which benefits from an electric roller shutter door serviced by a covered loading bay. The unit benefits from an open plan layout, 3 phase power and a max eaves height of 6.78m. Parking is available on the estate.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## Accommodation

All measurements are approximate and measured on a gross internal area basis.

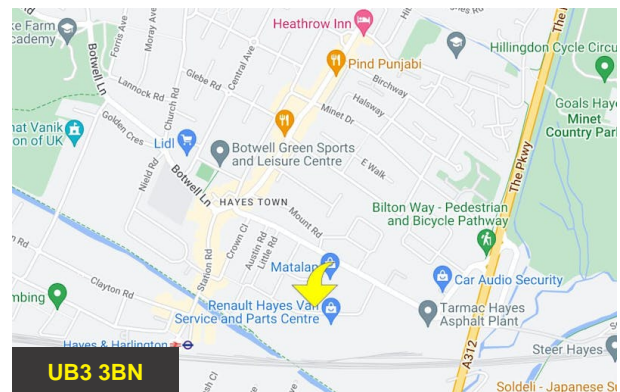
Description	sq ft	sq m
Ground Floor Warehouse	4,040	375.33
Ground Floor Office	801	74.42
<b>Total</b>	<b>4,841</b>	<b>449.75</b>

## VAT

All prices are subject to VAT.

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



**Tom Boxall**

020 3333 2222

tb@telsar.com



**Jack Pay**

020 3333 2222 | 07411 576313

jp@telsar.com