

# **TO LET**



Unit 3 Hexagon Business Centre Springfield Road, Hayes, UB4 0TH

# Industrial / Warehouse Unit

3,223 sq ft

(299.43 sq m)

- Max eaves height 8m
- Electric loading door
- Loading bay
- 2x Parking spaces
- 3 Phase power
- WC & Kitchen
- First floor offices
- Close proximity to A40, M4 & Hayes Bypass
- Walking distance to Southall High Street

### Unit 3 Hexagon Business Centre, Springfield Road, Hayes, UB4 0TH

#### Summary

Available Size	3,223 sq ft
Rent	£17.50 per sq ft
Business Rates	Interested parties are advised to contact Hillingdon Borough Council to confirm this figure
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

#### Location

The unit is situated on Springfield Road, Hayes midway between the A312 Hayes Bypass and Southall Broadway. The A312 Hayes By-pass within a ¼ of a mile and provides swift access to Junction 3 of the M4 motorway, which is approximately 1 mile to the south east. The location provides good access to the major motorway network (M4, M25, M40, M3), Central London and Heathrow Airport. Hayes and Harlington mainline train station is nearby which runs regular trains to and from London Paddington.

#### Description

The property comprises a modern mid terrace, light industrial / warehouse. It is of steel portal frame construction benefiting from a pitched roof with profile metal cladding elevations.

#### 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 external area basis.

Description	sq ft	sq m
Warehouse	2,283	212.10
First Floor	940	87.33
Total	3,223	299.43

#### VAT

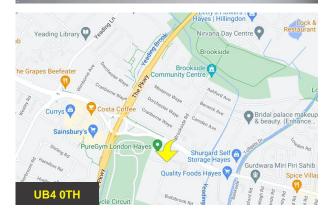
All prices are subject to VAT.

#### 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



## Bal Panesar

020 3333 2222 | 07956 21 20 20 bp@telsar.com

Misrepresentation Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.