

# Unit 6

Brook Industrial Estate, Hayes  
UB4 0JZ

UNIT TYPE Warehouse  
TOTAL AREA 1,241 Sq Ft / 115 Sq M

RENT £2,482.00 PCM + VAT



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Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- CCTV
- Energy Efficient Lighting
- Gas
- Roller Shutter
- Roof Lights
- WC
- Yard

## EPC RATING



## DESCRIPTION

This 1,241 sq ft warehouse unit is located within 5 miles of Heathrow with good access to both the A40 and the M4. Situated on a secure gated estate, the unit benefits from good eaves height, roller shutter access, allocated parking and estate-wide CCTV.

Brook Industrial Estate is a popular and well managed estate designed to meet the needs of small businesses. It was constructed in the early 1990's to a high standard. The units are of steel portal frame construction with brick elevations and good natural light. Each unit has its own allocated parking.

## LOCATION

Brook Industrial Estate is situated just off the Uxbridge Road and is approached via Springfield Road and Bullsbrook Road. The estate is conveniently located near to the Hayes By-Pass which allows easy access to Junction 3 of the M4 and Heathrow.

