

Unit 16

Brook Industrial Estate, Hayes
UB4 0JZ

UNIT TYPE Warehouse
TOTAL AREA 2,434 Sq Ft / 226 Sq M
RENT £4,665.00 PCM + VAT

2,434 sq ft warehouse unit located within 5 miles of Heathrow with good access to both the A40 and the M4.



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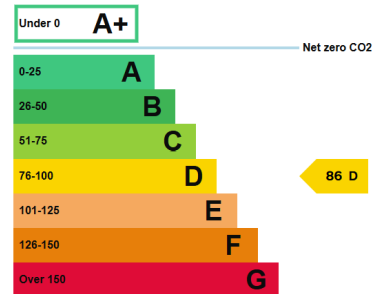
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Prices shown are exclusive of VAT and business rates.
Service charge and insurance costs may also apply.

UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Roller Shutter
- WC

EPC RATING



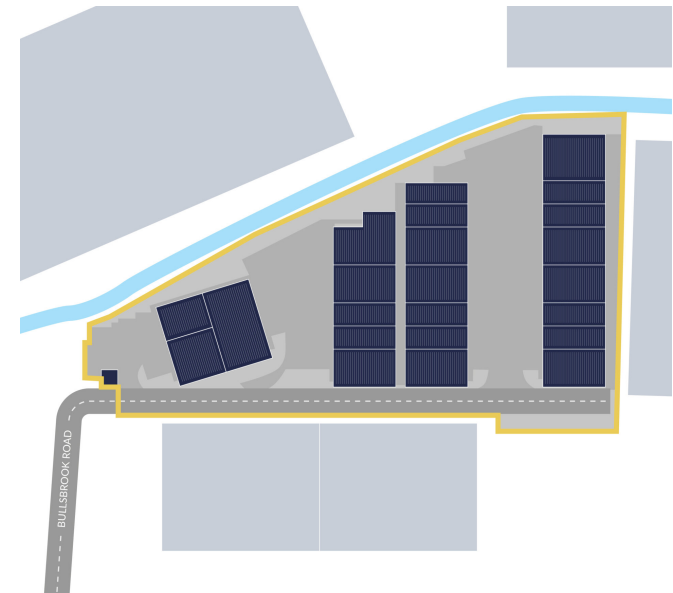
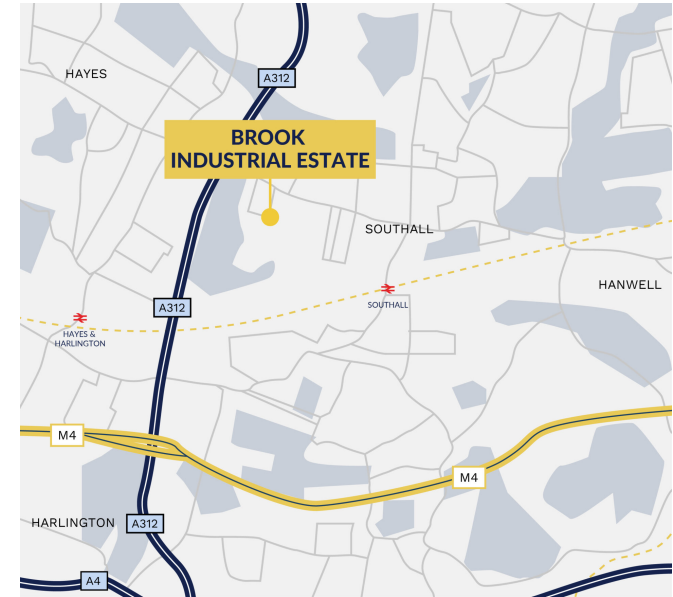
DESCRIPTION

Unit 16 Brook is a 2,434 sq.ft refurbished warehouse unit with an up and over loading door, good eaves height rising to 8m at apex and 3 phase electricity. The unit further benefits from allocated parking, loading bay and LED lighting.

Located in between Southall and Hayes, the vibrant and dynamic estate is open 24/7 and offers good loading, yard areas and secure, gated access.

LOCATION

The estate is situated just off the Uxbridge Road and the A312, and is accessed via Springfield Road and Bullsbrook Road. It's conveniently located near to the Hayes By-Pass which allows easy access to Heathrow Airport. The A40 Western Avenue is located just 3 miles away via Target Roundabout. The local area also includes numerous retail and food outlets and offers National Rail services from Southall Station approximately 1.5 miles away.



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