

UNITS TO LET

2,547 - 5,103 ft²



FULLY
REFURBISHED



CLOSE TO M4,
M25 & A312



WALKING DISTANCE
TO HAYES &
HARLINGTON STATION

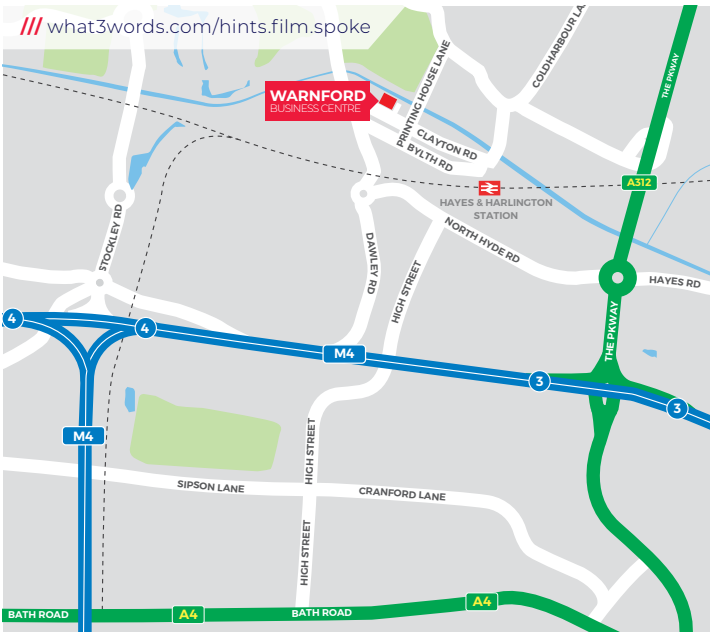
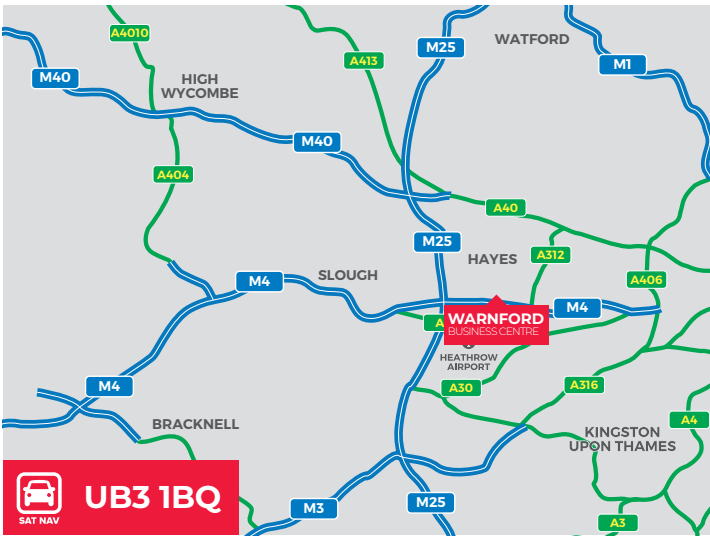


www.ipif.com/warnford

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

WARNFORD BUSINESS CENTRE
CLAYTON ROAD, HAYES, UB3 1BQ

IPIF



LOCATION

Warnford Business Centre is 3.1 miles from the M4 at J3 and 3.2 miles from Heathrow Airport. The estate is ideally placed for the M25 and wider motorway network. The nearby Heathrow Express rail service reaches Paddington in 15 minutes, and Heathrow airport can be reached in 6 minutes via the Heathrow Connect Service from Hayes & Harlington Station. The Crossrail station at Hayes & Harlington will provide direct services to Bond Street in 20 minutes and Farringdon in 25 minutes, via Crossrail.

DESCRIPTION

The estate comprises two terraces of industrial/warehouse units of varying sizes. The units have been extensively refurbished and benefit from deep loading areas with a high number of car parking spaces for the size of the units.

SPECIFICATION

- Full height up and over loading door
- 3 phase electricity and gas supply
- Clear internal height between 4-5.7m
- LED lighting
- WC provision
- Loading and car parking

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT	FT ²	M ²
UNIT 3	2,547	236.6
UNIT 4	2,556	237.5

*Units can be combined to provide: 5,103 ft

LEASE TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.



BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC is available on request.

On behalf of the landlord

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