

COMMERCIAL PROPERTY CONSULTANTS
33 CAVENDISH SQUARE, LONDON W1G 0PW
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TO LET

SINGLE STOREY INDUSTRIAL UNIT
APPROXIMATELY 2,600 SQ. FT. (242 SQ M)
UNIT 8, CRAUFURD BUSINESS PARK, SILVERDALE ROAD,
HAYES, MIDDLESEX UB3 3LQ



(Please note this photograph is from our library of photos and does not necessarily reflect the current condition of the premises)

LOCATION:

The premises are situated at the end of Silverdale Road, which is off Pump Lane, on the Craufurd Business Park. Access is gained to the Hayes by-pass, from the end of Pump Lane, providing access to the M4 motorway (Junction 3) and London Heathrow Airport and also the Western Avenue (A40). Hayes and Harlington station (British Rail) is approximately ½ mile.

DESCRIPTION:

The premises comprise a single storey brick built steel framed industrial unit having a pitched corrugated asbestos roof incorporating glazing. The eaves height is approximately 18'. The premises have the benefit of strip lighting.

There are two loading doors approximately 11' wide x 11' high and 8'7" wide x 9'2" high.

ACCOMMODATION:

2,600 sq. ft. approximately (242 sq. m.)

TERMS:

Lease: The premises are to be let on a new lease, for a term of years to be agreed.

Rent: £19,500 per annum exclusive.

RATES:

RV: £17,000 @ 48.2 pence in the £ (2014/15)
Payable: £8,194 pa

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole agents:

**Diamond Associates
33 Cavendish Square
London
W1G 0PW**

Tel: 020 7493 8338

SUBJECT TO CONTRACT

(VAT, where applicable, may be added to any rents and prices quoted)

02/2015)

www.diamondassoc.co.uk