

HAYES SILVERDALE INDUSTRIAL ESTATE

UB3 3BL



EXTENSIVE
REFURBISHMENT



3-Phase 400kva
power supply



Clear internal eaves
height of 6m



1.4 miles
from M4 (J3)



Air conditioned
office space



8 minute walk
to Crossrail



EV charging points
included, additional
car parking available

READY FOR IMMEDIATE OCCUPATION

UNIT 2 TO LET: 17,126 SQ FT (1,591 SQ M)



Changing spaces in Silverdale

The available accommodation at Silverdale Industrial Estate comprises part of a larger industrial and warehouse facility. The available unit totals 17,126 sq ft (1,591 sq m) and is situated on Silverdale Industrial Estate to the rear of Pump Lane, within the well-established Hayes Industrial area.

The unit benefits from quick access to the A312 and M4 motorway. Heathrow Airport is also in close proximity and Hayes Town Centre provides excellent public transport links with multiple bus services and Hayes and Harlington Railway Station, which is a Crossrail station (Crossrail is the new high frequency, high capacity railway for London and the South East).

Nearby occupiers include; B&M Store, Royal Mail, Renault, Western Timber, Kooltech, Safestore Self Storage, Dyno Plumbing West London and Wolseley.



Schedule of accommodation

UNIT 2	
GROUND FLOOR INDUSTRIAL/ WAREHOUSE	15,890 SQ FT (1,476 SQ M)
FIRST FLOOR OFFICE	1,799 SQ FT (167.16 SQ M)
TOTAL	17,126 SQ FT (1,590 SQ M)



37 kN sq m floor loading



1 ground level loading door



1.4 miles from M4 (J3)



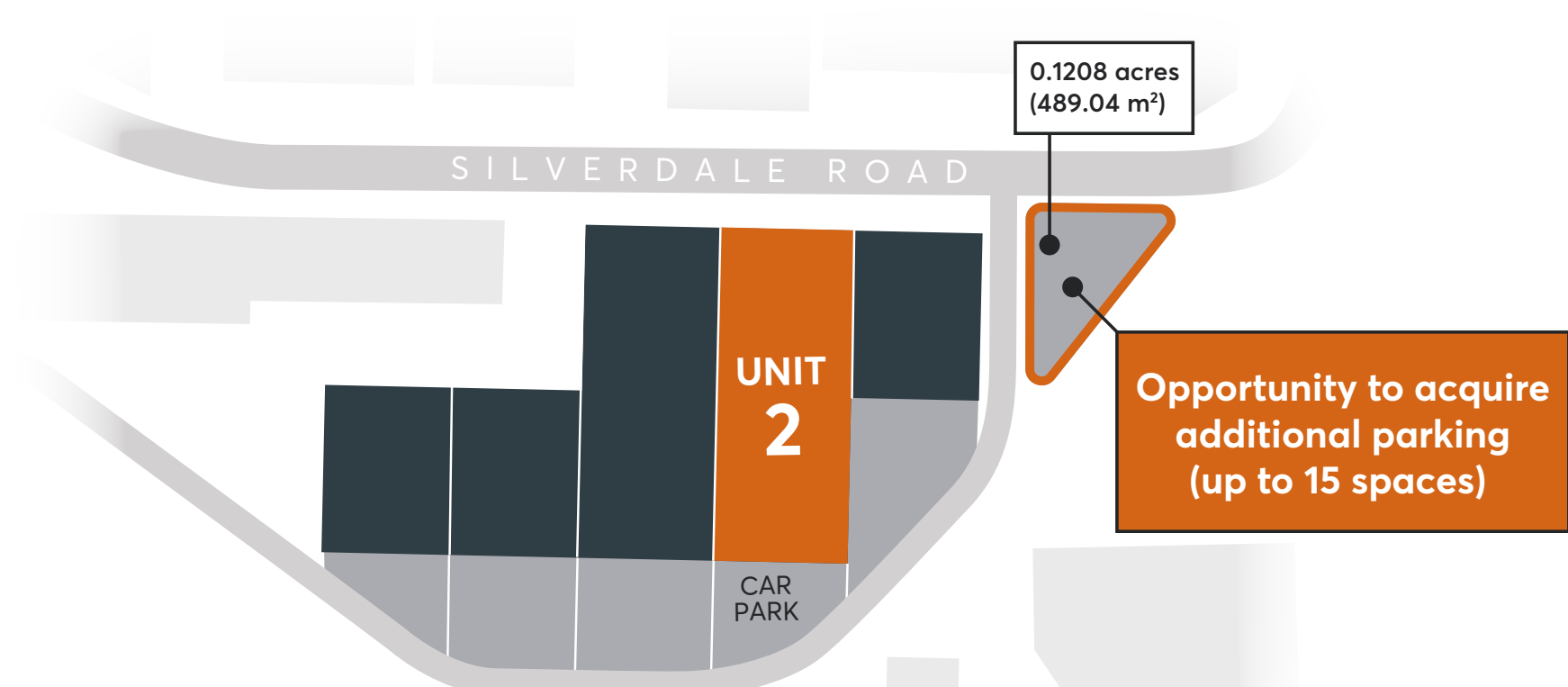
Up to 15 additional parking spaces available



Air conditioned office space



EV car charging





TRAVEL DISTANCES



MOTORWAYS/ROAD

A312	0.4 miles
Hayes & Harlington Station	0.6 miles
M4 (J3)	1.4 miles
M25 (J15)	4.9 miles
Central London	14.2 miles



AIRPORTS

Heathrow	5 miles
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Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



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TERM The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. November 2022. TBDW 03430-03.