



6-9 SILVERDALE ROAD, HAYES, UB3 3BL

DESCRIPTION

Units 6-9 Silverdale Road provide a terrace of industrial/warehouse units of brick and block construction with profile cladding, which are to be extensively refurbished throughout. Each unit comprises a ground floor warehouse with offices at first floor.

The units can be leased as a whole or individually.

Available Q2 2020 post refurbishment.

SPECIFICATION

Salient specification details as follows:

- Clear internal eaves height of 6.1m rising to 8.0m
- 1 level access door per unit
- 3-phase power supply for each unit
- Incoming gas supply
- Allocated car parking spaces

ACCOMMODATION

The units comprises of the following:

Unit 6	10,165 sq ft
Unit 7	10,099 sq ft
Unit 8	10,104 sq ft
Unit 9	10,984 sq ft
Total	40,517 sq ft

Approximate Gross External Areas

TERMS

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

EPC

To be confirmed.

6-9 SILVERDALE ROAD, HAYES

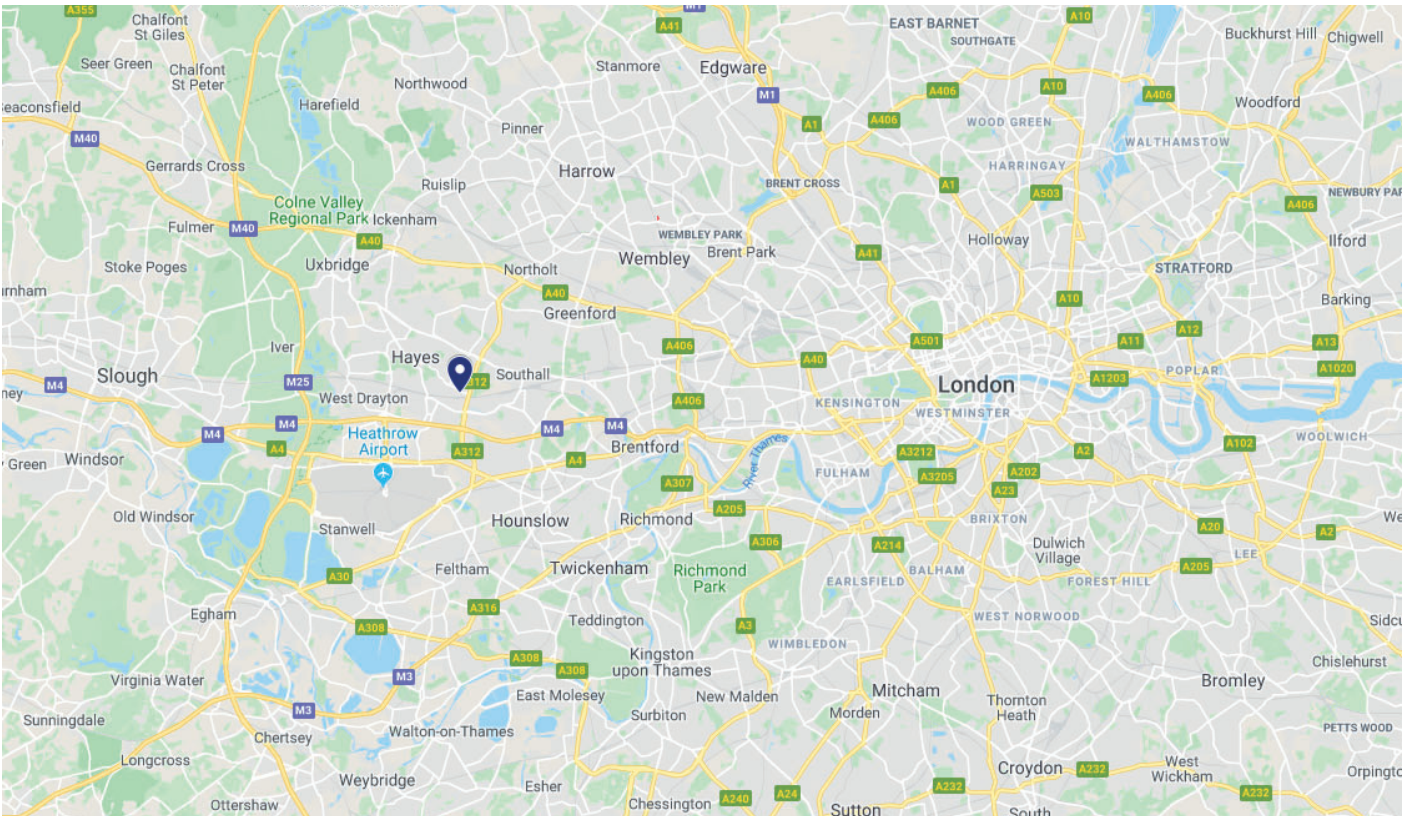
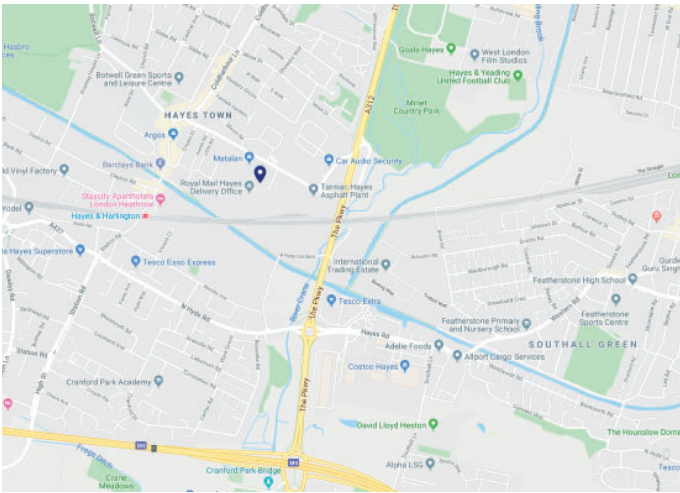
LOCATION

The units are situated on Silverdale Industrial Estate to the rear of Pump Lane, within the well-established Hayes Industrial area.

A312	0.4 miles
Hayes & Harlington station	0.6 miles
M4 (J3)	1.4 miles
M25 (J15)	4.9 miles
Heathrow Airport	5.0 miles
Central London	14.2 miles

NEARBY OCCUPIERS

B&M Store, Royal Mail, Automania, Western Timber, Kooltech, Safestore Self Storage, Dyno Plumbing West London and Wolseley.



DTRE

For further information or to arrange an inspection please contact the joint sole agents DTRE or Cluttons:

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