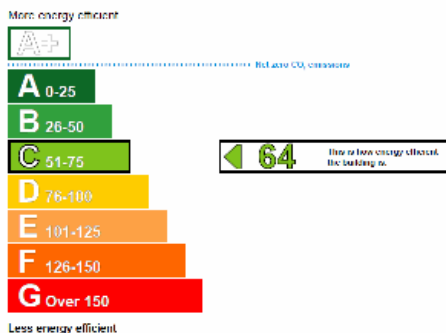


## TO LET INDUSTRIAL WAREHOUSE Large Warehouse with Offices



Energy Performance Asset Rating



### TUDOR WORKS, BEACONSFIELD ROAD, HAYES UB4

**Location:** Unit-7 Tudor works is located on Beaconsfield road, one of the main industrial locations in Hayes. Beaconsfield Road leads directly to the Uxbridge Road A4020 & A312. The estate lies approximately midway between Hayes and south hall town centre each being approximately 1.5 miles distant and within 5 miles of Heathrow airport and a short distance from the M4 motorway.

**Description:** Ground floor warehouse and ground floor office with WC. The property has the following amenities:

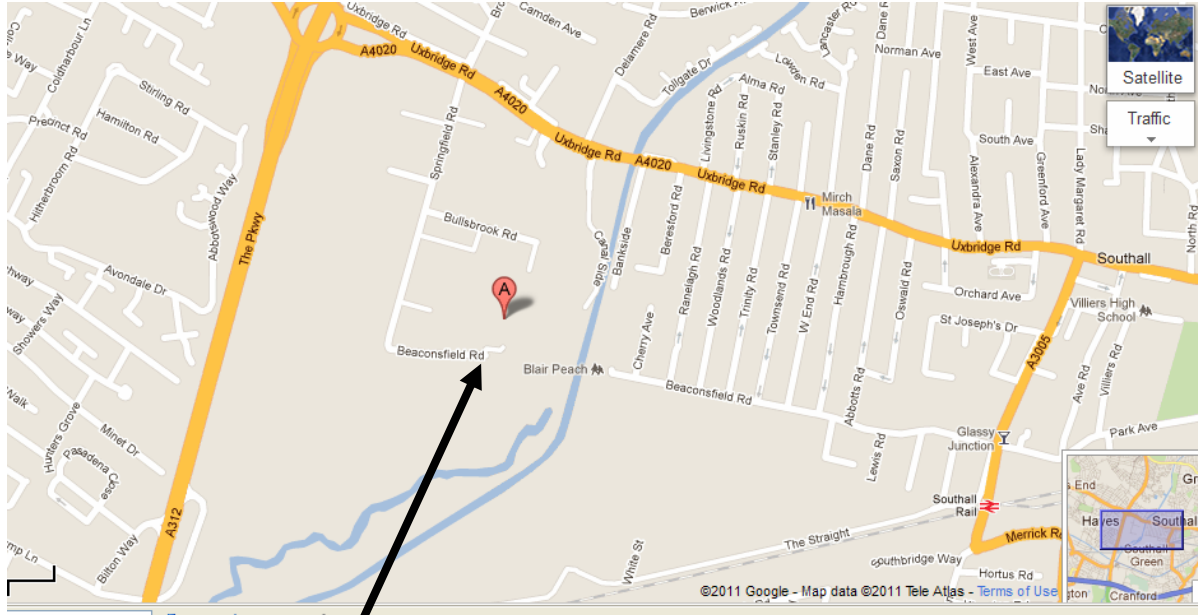
- Excellent loading and ample onsite parking
- Double Glazed
- Large Warehouse area
- High ceiling height
- Secured Shutters & Doors
- 3 Phase Power

**Area:** Ground Floor Warehouse / industrial (approx) 3,290 sq ft  
Ground & First Floor offices, Kitchen and WC 900 sq ft  
Total Approx 4,190 sq ft

**Terms:** RENT: Warehouse at £5per sqft and Office unit at £6per sqft  
LEASE: All terms & conditions are negotiable.

Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

**LOCATION:**



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