



HENSHELL & PARTNERS

REAL ESTATE ADVISORS



51A & 51B Pump Lane, Hayes, London UB3 3LL

FLEXIBLE COMMERCIAL UNIT AVAILABLE TO RENT

(1,700 SQFT OR CAN BE SPLIT INTO 2 X SMALLER UNITS)

Summary

- Flexible **commercial property (A1, A2, A3, B1, D1 & D2)** available to rent
- Available on a single lease (**1,700sqft**) or can be split and occupied separately (**950sqft | 750sqft**)
- Benefitting from range of uses; suitable for **cafe, medical** and **professional services**
- **0.3 miles** from **Hayes & Harlington Station** (National Rail & Elizabeth Line trains)
- Neighbouring occupiers include **supermarket, property agency** and **Brazilian Jujitsu school**
- New **FRI lease** available; inviting offers of **£48,000pax** (1,700sqft) or **£28,000pax** (950sqft) & **£22,000pax** (750sqft)



Description

Subject property is located on the **ground floor** of **fully occupied** mixed-use development by Fairview New Homes, comprising **commercial & 331 apartments**.

New build property is offered in **shell and core condition with capped services** (water and electric).

Unit benefits from **glazing, shared loading area** and **street frontage** onto busy Pump Lane.

Likely to appeal to range of tenants including **gyms, cafes, medical** and **professional service businesses**.

Location

Property situated along **Pump Lane**, a **commercial hub within Hayes**. Not only are there excellent trains links via **Hayes & Harlington Station**, the property is also well connected to the **M4 Motorway, Junction-3** (1 mile), providing easy access to the '**M4 Corridor**' and **M25 Motorway**. Not to mention being a 15-minute drive to **London Heathrow International Airport**.

Hayes is a popular area with many **young professionals** and **families** choosing to call the town home, due to the **excellent local amenities** and transport links to London and beyond. **Wide-spread regeneration** has resulted in quality amenities for both **residents** and **businesses**.



Terms

We are inviting **rental offers** for a **new FRI lease** with the opportunity to rent on **single lease** or **split into two**:

Unit 1 | (1,700sqft) | £48,000pax + VAT or
Unit 1a | (950sqft) | £28,000pax + VAT
Unit 1b (750sqft) £22,000 pax + VAT

Service Charge

Service charge is forecasted to be charged at **£1,000pax** + VAT for the unit.

If **unit is split** then service charge to be apportioned accordingly.

Business Rates

The properties are **yet to be formally rated** by the VOA.

Interested parties are invited to make their own enquiries with **Uxbridge Council** for **exact figures**.

Viewings

Contact the **Henshall & Partners** team to arrange a viewing.

CONTACT US

📍 Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP

☎ +44 (0) 207 125 0377

✉ info@henshallandpartners.co.uk

🌐 www.henshallandpartners.co.uk

📷 @henshallandpartners



 **HENSHALL
& PARTNERS**
REAL ESTATE ADVISORS

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP.