



**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 **£52,000pax** (1,700sqft) or **£31,000pax** (950sqft) & **£24,000pax** (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) | **£52,000pax** +vat or

Unit 1a | (**950sqft**) | **£31,000pax** +vat

Unit 1b (**750sqft**) **£24,000 pax** +vat

## Service Charge

Service charge is forecasted to be charged at **£700pax +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](mailto:info@henshallandpartners.co.uk)

 [www.henshallandpartners.co.uk](http://www.henshallandpartners.co.uk)

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