

TO LET – *by way of* **ASSIGNMENT OF EXISTING LEASE**



Unit 2, Warnford Industrial Estate, Clayton Road, Hayes UB3 1BQ

Warehouse unit, situated on an estate lying within a kilometre of Hayes & Harlington station, and between Junctions 3 & 4 of the M4.

A well-lit, secure unit which benefits from an air-conditioned, modern, glazed office overlooking the main floor. Forecourt parking to the front and with a small kitchen & two WCs.

Viewings – Strictly by appointment only

TO LET by way of ASSIGNMENT OF THE EXISTING 5 YEAR LEASE:

Current passing rent: £47,000 PAX + VAT & Service Charge

Current lease runs through until 30th November 2027

(Copy of lease available on request)



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, RG MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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Accommodation:

Overall depth 68'9 (20.96m)

Overall width 35'9 (10.90m)

GIA: 2458 ft² (228 m²)

Roller shutter (11'6 wide x 12' high) and personnel door to front, opening into main area with glass door to;

Well-lit glass partitioned office with air conditioning - 37' x 13' (11.28m x 3.96m), with door opening to kitchen/WC area.

Parking to front forecourt

Gas & 3-Phase electrical supply

Lease Term:

Assignment of the existing lease (available on request)

Serious offers invited for the quality of fit out, fixtures, and towards legal expenses.

Legal Fees:

Each party responsible for their own costs.

EPC :

Valid until September 2032:

Energy Rating: B44.

Business Rates:

According to the VOA web site, the 2023 **Rateable Value** is £25,250. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the Hillingdon Council.



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