

# TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT – 1,881 SQ FT (174.74 SQ M)

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Library picture

Unit 13 Brook Industrial Estate, Springfield Road, Hayes UB4 0JZ



## Location

Brook Industrial Estate is situated just off the Uxbridge Road and is approached via Springfield Road and Bullsbrook Road. The estate is conveniently located near to the Hayes bypass which allows easy access to Junction 3 of the M4 and Heathrow Airport.



## Amenities

- **Up and over loading door**
- **Eaves height of 5.84m (19ft)**
- **3 phase power**
- **750lbs per sq ft floor loading WC**
- **Allocated car parking spaces**
- **EPC – C61**
- **Secure gated estate**



## Description

The Brook Industrial Estate is a popular and well managed estate designed to meet the needs of small business. It was constructed in the early 1990s to a high standard. The units are of steel portal frame construction with brick elevations and good natural light. Each unit has its own allocated parking.

## Terms/Rent

The unit is available on full repairing and insuring leases on terms to be agreed. Rent upon application.

## Contact

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**Heathrow office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

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