

# WAREHOUSE / INDUSTRIAL UNIT TO LET



**31,007** Sq.Ft. (**2,880.61** Sq. M.) approx. G.E.A.

Units 1 & 2 Kestrel Way

Dawley Park

**Hayes**

UB3 1HJ

**8m CLEAR HEIGHT, 3 LOADING DOORS, 2 GATED YARDS**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Mayfair office 0207 078 7090



## Location & Description

The units are located within Stockley Park, Hayes just off Kestrel Way 1.76 miles northwest of J3 M4 & two miles to the northeast of J4 M4.

Two modern industrial units with 8m eaves extending to 11.33m under the haunch. The units have a low office / amenity content and further benefit from loading to opposing ends of the unit via three roller shutter doors, which in turn provide access to two self-contained yards.

The unit currently has a large mezzanine floor which can be left in situ for the next prospective tenant or removed if required.

## Accommodation

	Sq. Ft.	M2
<b>Warehouse</b>	<b>29,238</b>	<b>2,716.27</b>
<b>Ancillary / Office</b>	<b>1,769</b>	<b>164.34</b>
<b>TOTAL</b>	<b>31,007</b>	<b>3,880.61</b>
<b>Mezzanine floor</b>	<b>6,154</b>	<b>571.76</b>

*Approx gross external area*

## Terms

Rental: £17.50psf

The above rent is exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT.

Buildings Insurance: £7,464.74 per annum

Service charge: £2,340.84 per annum

The units are available from Q2 2022, by way of sub-letting or assignment of the lease, expiry date of 30th June 2029 with no break clause. The next upward only market rent review is 5th May 2025. There may be potential to discuss a new lease directly with the landlord if it should better the terms of the existing lease.

## Business Rates

The billing authority is Hillingdon

Rateable value: £275,976

We suggest the above and the amount payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT. VAT is applicable.

## Energy Performance Rating

TBC



## Viewing and further information

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