

Industrial

UNIT 5 | CHANCERYGATE BUSINESS CENTRE

Horton Close, Hayes, UB7 8EW

UNIT 5 | 5,145 SQ FT

Industrial Unit with Office Accommodation

This unit comprises of a modern end of terrace, light industrial/warehouse. It is of steel portal frame construction benefiting from a pitched roof with profile metal cladding elevations. The unit benefits from an open plan warehouse, 3 phase power and 3 allocated parking spaces.

Lease Type

New



✓ Unit Summary

- ☒ Office Accommodation
- ☒ Premier Industrial Location
- ☒ Flexible Space
- ☒ Well Maintained Estate
- ☒ WC Facilities
- ☒ Car Parking

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£99,800.00	£19.40
Rates	£26,112.00	£5.08
Maintenance Charge	£8,700.00	£1.69
Insurance	£1,029.00	£0.20
Total Cost	£135,641.00	£26.36

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

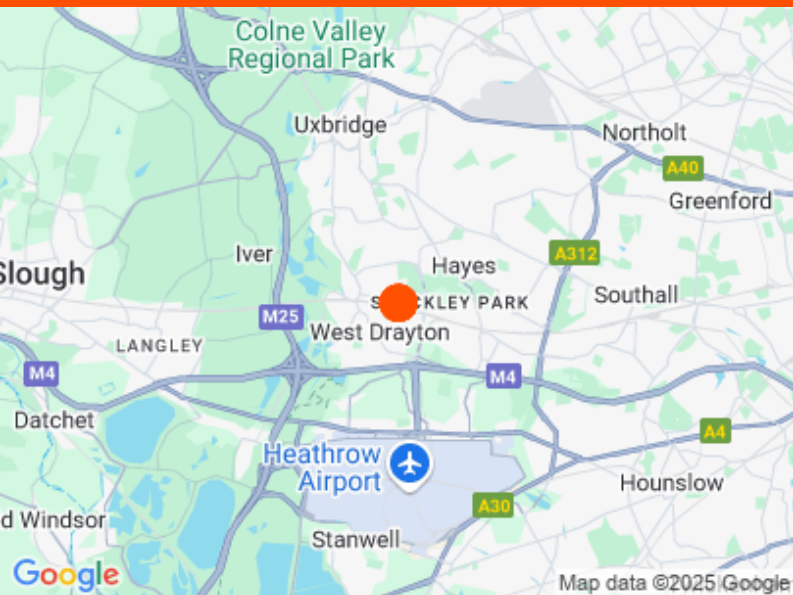
→ For more info please visit: unit.info/U4P0200054

+44(0) 808 169 7554

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Location

Chancerygate benefits from excellent access to public transport (Elizabeth Line, 15 min walk) and the M4 (5 mins to Junction 4, leading to central London and M25).



Road
M4/M25: 4 miles



Airport
Heathrow: 3 miles



Rail
West Drayton: Less than a mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (62)

Key Contact



Yafeth Asher

Asset Manager

"Yaf is an Asset Manager based in the South."



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