

2
Unit

5
Unit



CLAYTON Business Centre

Trevor Road, Hayes **UB3 1RT**

Hayes &
Harlington



M4 J3
Central
London

Clayton Road

[momento]

Momento, Hayes By Greystar
New build development of studios,
1, 2 & 3 bedroom apartments
and townhouses

Grand Union Canal

Prime
West London
Trade Counter /
Industrial Units

From
2,676
SQ FT

TO LET



Stockley Park
M4 J4
M25 J15



Clayton Road

Trevor Road



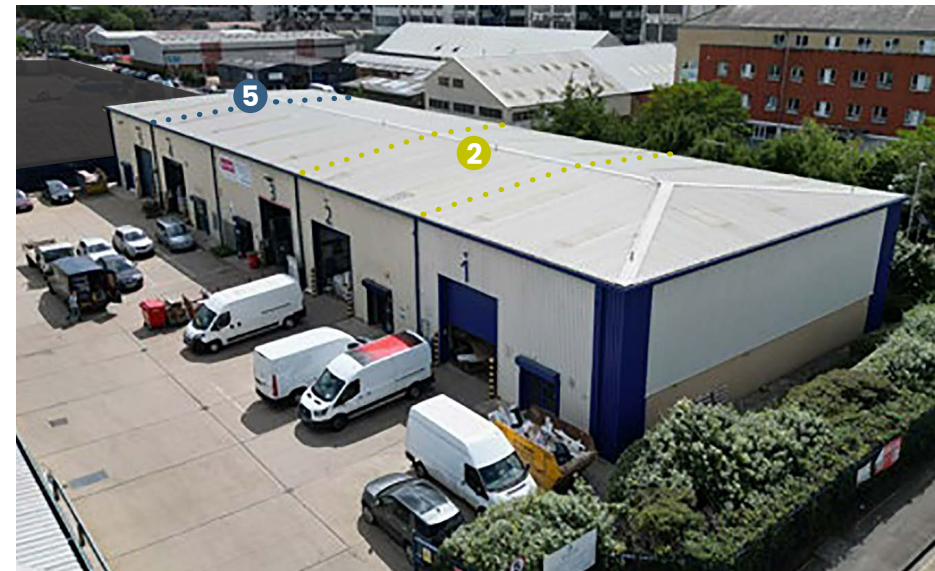
CLAYTON Business Centre



Clayton Business Centre is a modern, self-contained estate comprising 8 units of varying sizes. Each unit benefits from allocated parking, excellent loading capability and 6m eaves height.

Location

Clayton Business Centre is located in a prime position just one mile south of Hayes Town Centre at the top of Trevor Road, off Clayton Road. The estate is conveniently located for access to Heathrow Airport (3 miles) via junction 3 of the M4 (2 miles) with Hayes Mainline Station approximately ½ a mile distant, which provides quick access to Crossrail and London Paddington, with a fastest journey time of 18 minutes.



Specification

The available units each benefit from:



Steel portal frame with clear internal space



6m minimum eaves height



1 level access roller shutter loading door



3 phase power



Dedicated loading and parking areas



Prominent Trade Counter opportunity



Secure estate



To be refurbished



Availability

	sq ft	sq m	Status
UNIT 2	2,676	248.61	TO BE REFURBISHED
UNIT 5	2,740	254.55	TO BE REFURBISHED



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Travel Distances

	Hayes & Harlington Station	0.4 miles
	M4, Junction 3 (East)	1.7 miles
	M4, Junction 4 (West)	2.8 miles
	Heathrow Airport	3 miles
	Central London	15.5 miles



Terms

Available on a new lease on terms to be agreed. Each party to bear their own legal and professional costs.

Rent

Upon application.

Energy Performance Certificate Rating

Targeting EPC rating A.

Viewing and Further Information

For further information please contact:



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Designed by: Ovation Creative Ltd, +44(0)7889 982136