# Adler Industrial Estate

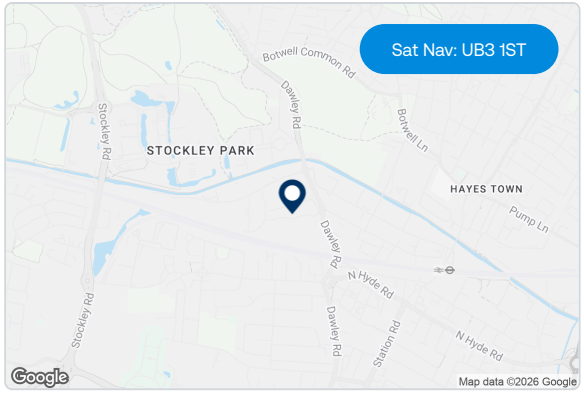
## Betam Road Hayes UB3 1ST

## Warehouse | 1,127 - 1,179 ft²

- Newly refurbished
- Roller shutter door
- Close to the M4
- B1, B2 & B8 use class








## Description

The property comprises a terrace of industrial/warehouse units of steel portal frame construction, with brick/blockwork walls and profile steel cladding to the roof and upper elevations.

## Location

The property is located at the end of Betam Road, off Dawley Road (A437), to the west of Hayes town centre. The estate is conveniently located for access to Heathrow Airport via junction 3 of the M4, with Hayes Railway Station in close proximity, providing quick access to London Paddington.

## Further information

**EPC**
EPC is available upon request.

**Rent**
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) | EPC |
|---|---|---|---|---|---|
| Unit 23 | Warehouse | 1,127 | Immediately | 2,709 | D |
| Unit 26 | Warehouse | 1,133 | Immediately | 2,723 | D |
| Unit 27 | Warehouse | 1,179 | Immediately | 2,833 | D |
| Total | | 3,439 | | | |

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