

**WAREHOUSE / TRADE COUNTER  
TO LET 8,432 SQ FT  
WITH GENEROUS SERVICE YARD / PARKING**

**COGENT**  
REAL ESTATE



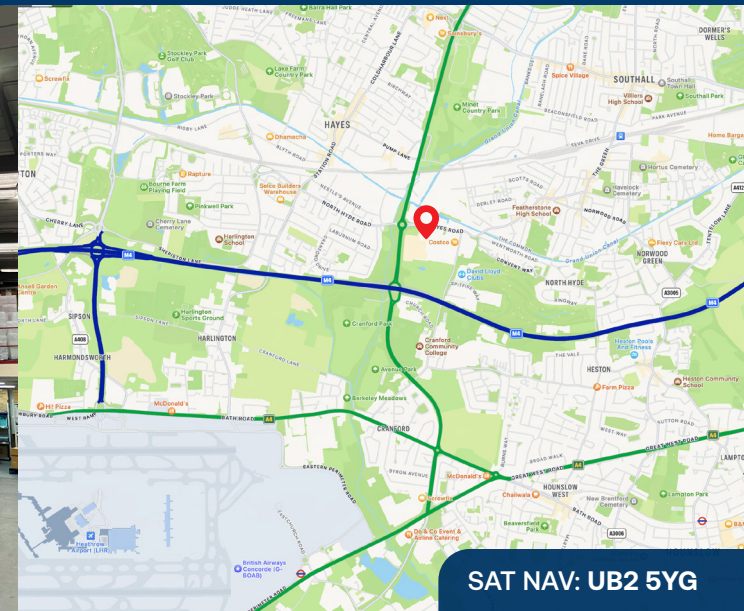
**5 MARKET TRADING ESTATE, CHRISTOPHER ROAD,  
SOUTHALL UB2 5YG**

**TO LET**

**COGENTRE.CO.UK**



**8,432 SQ FT - TO LET**



**SAT NAV: UB2 5YG**

## LOCATION

Market Trading Estate is next to Western International Market on the busy Hayes Road, just 0.2 miles away and a 2-minute drive from the A312. The M4 (J3) lies within 1 mile to the south, while the A40 Western Avenue is 3.5 miles to the north. The M25 and Heathrow Airport are also in close proximity. Hayes Town Centre and the Elizabeth Line Station are 1 mile to the west. Forming part of a well established trade and retail location on the border of Southall and Hayes, nearby occupiers include Tesco Superstore, Lidl, Costco, Toolstation and David Lloyd Heston.

## TRAVEL DISTANCES

Heathrow Airport (Terminals 2 & 3) - 4.1 miles  
Elizabeth Line - Hayes & Harlington - 1 mile  
M4 - 0.8 miles  
M25 - 4.2 miles  
A40 - 3.5 miles  
Central London - 14.5 miles

## ACCOMMODATION

Comprises the following Gross External GEA Floor Areas.

	SQ FT	SQ M
Warehouse	6,652	617.99
Ground Floor Office	746	69.31
First Floor Office	1,034	96.06
<b>TOTAL GEA (approx)</b>	<b>8,432</b>	<b>783.36</b>
Plus Storage Mezzanine 1,769 sq ft (Rent Free)		

## TERMS

Available by way of a 3 year sublease until March 2028 or potentially by way of a new lease direct with the Landlord.  
Further details available upon request.

## SPECIFICATION

- Eaves 6.11m rising to 6.48m at apex
- Electric loading door 4.1m (w) x 4.97m (h)
- LED warehouse lighting
- Warehouse fitted with racking and CCTV
- Ground floor & first floor offices/ kitchenette/WC's
- 3 Phase electric and gas with central heating
- Large HGV friendly service yard
- Adjacent to Western International
- Well established trading estate
- Immediate access to A312 0.2 miles and 2 minute drive away
- In close proximity to M4 J3, M25, A40 & Heathrow Airport

## LEGAL COSTS

Each party to be responsible for their own legal costs

## VIEWINGS

Strictly by appointment via the agents Cogent Real Estate.

## FOR FURTHER DETAILS PLEASE CONTACT:

David Peck  
07976 423 611  
dp@cogentre.co.uk

Tom Lowther  
07939 836 117  
tl@cogentre.co.uk

**COGENT**  
REAL ESTATE

**0203 369 4000**  
COGENTRE.CO.UK