

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

COGENT
REAL ESTATE

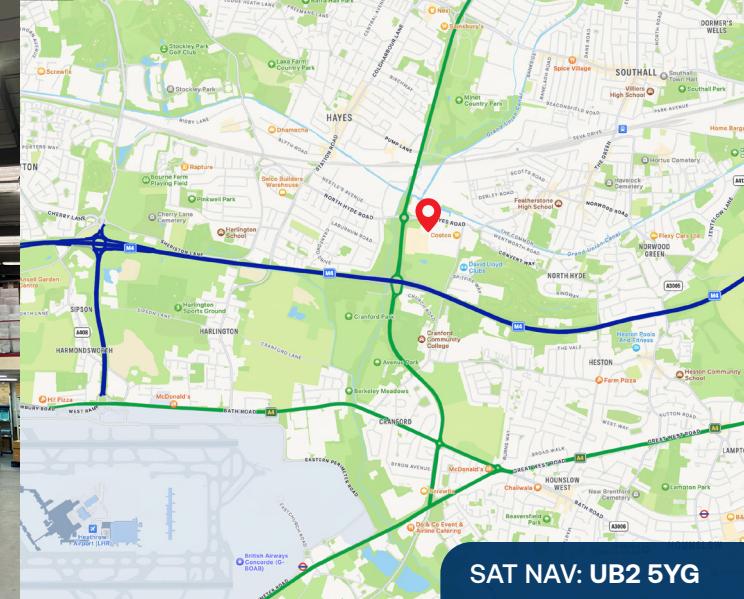


5 MARKET TRADING ESTATE, CHRISTOPHER ROAD,
SOUTHALL UB2 5YG

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
TOTAL GEA (approx)	8,432	783.36
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:

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