MONARCH
COMMERCIAL

TO LET

109 Coldharbour Lane, Hayes, UB3 3EG

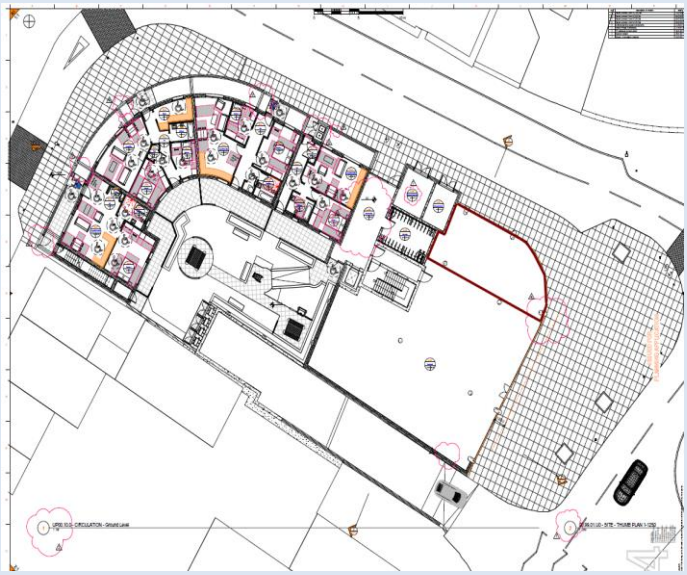
SUMMARY

- **Return frontage onto East Way**
- **New build completing later this year**
- **Basement parking available**
- **Affluent commuter town**
- **A3 & A5 class use**
- **Great public transport links**
- **Approximate total area available 1,000 sqft**
- **Approximately 16 minute drive to Heathrow Airport**

DESCRIPTION

The property was formerly a public house building known as King's Arms and is now under re-development to provide retail units. The premise is offered in a shell and core condition. The units benefit from A3 & A5 class use. The property offers basement car parking spaces and is based on a busy road near Hayes town. It is a new build unit available to let.

Floor Plan



Monarch House, 8 Church Street, Isleworth, Middlesex, TW7 6XB
www.monarchcommercial.co.uk

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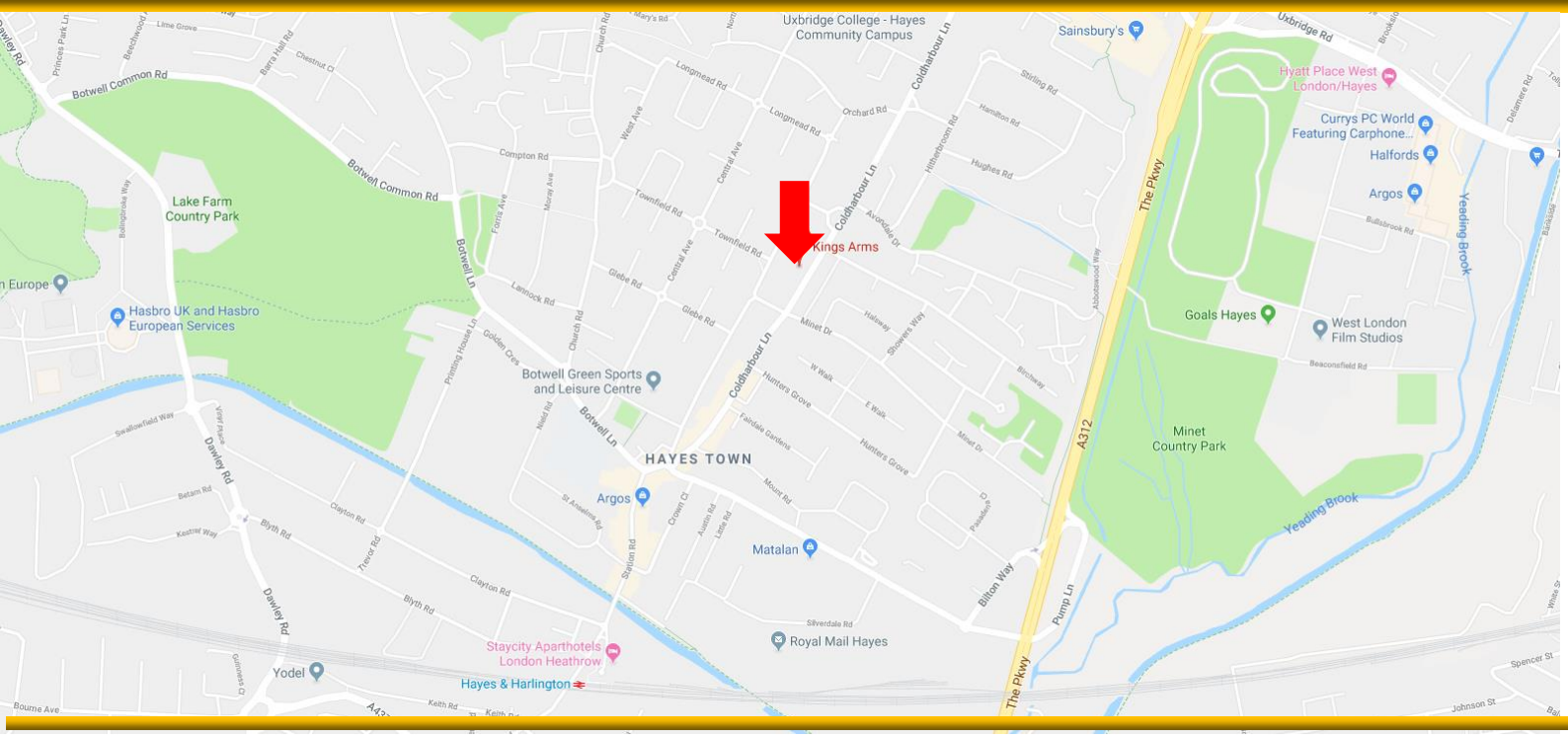

LOCATION

Hayes is an area under London Borough of Hillingdon. The Property is located on Coldharbour Lane, Hayes. It is a 5 minute drive to Hayes Town. The location offers excellent access to the A312, Heathrow Airport and the M4 and M25 motorways. The Property is also 13 minute walk to Hayes & Harlington Station. London Paddington is just 23 minutes by train and can be accessed by Network Rail.

Hayes is an affluent town and there are many local shops such as Indian restaurants, takeaways shops and Asian grocery stores within a 5 minute walk from the property.

TENURE

OIRO 25,000 p.a

BUSINESS RATES

To be assessed

Interested parties are advised to confirm the rating liability with the Local Authority on; 01895 250111

VAT

To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Harry Sohal 0208 569 8500
E-mail: Harry@monarchcommercial.co.uk

Raj Sandhu 0208 569 8500
E-mail: Raj@monarchcommercial.co.uk

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