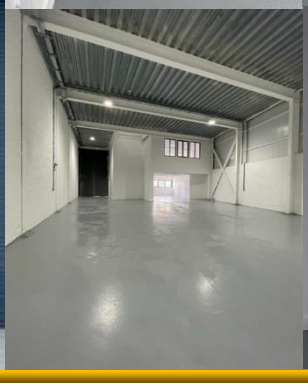
MONARCH COMMERCIAL

TO LET



# UNIT 1, GETHCELN HOUSE, DAWLEY ROAD, HAYES, UB3 1EH

## SUMMARY

Brand new units

Secure private yard

Steel portal frame

Provision for goods lift

Shell and core condition

W/c and Kitchen facilities

Electric vehicle charging points

Prime highly visible desired roadside location

Total approximate area of 5,922 Sqft

## DESCRIPTION

Gethceln House is a detached industrial / warehouse with modern units accessed via Dawley road. The unit comprises of ground floor space with eaves height of 6m, a large mezzanine floor that can be used as office space and first floor with eaves height of 4 ½ meters.
The property is available as vacant possession in shell and core condition. The property has been finished to a high standard.

## ACCOMODATION

The following breakdown indicates the area's and dimensions of the unit:

| FLOOR | DESCRIPTION | AREA sqm | AREA sqft |
|---|---|---|---|
| Ground | | 246.50 | 2652.3 |
| Mezzanine | | 57.38 | 617.4 |
| First Floor | | 246.50 | 2652.3 |
| **TOTAL** | | **550.38 sqm** | **5,922 sqft** |

## LOCATION

Dawley Road is located with excellent road connections to West & Central London, Heathrow Airport and the UK Motorway Network.

M4 (J3/J4) is 2.2 miles, M25 (J15) 3.9 miles and A40/M40 (J1) 5.5 miles. Hayes & Harlington Station is only 10 minutes' walk from the property, providing FastTrack connection in either direction from central London. The £250m Old Vinyl Factory regeneration is only minutes away creating a new business, leisure and residential destination.

Other local amenities include: Tesco Express, Post Office, High Street Banks among many others.

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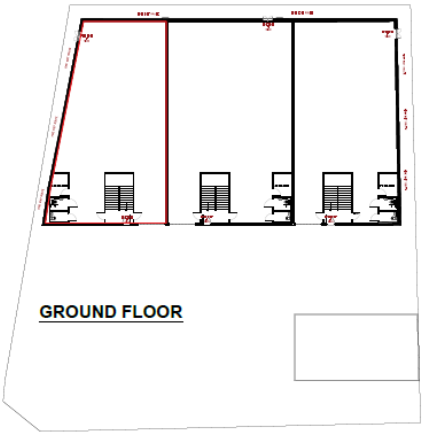
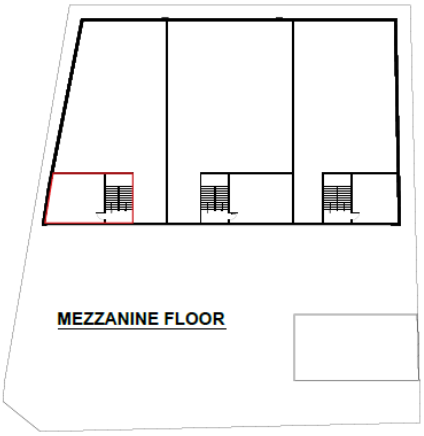
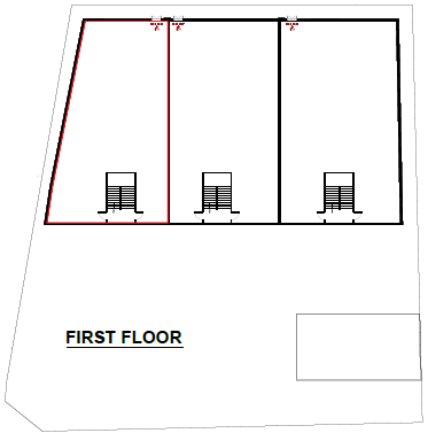


GROUND FLOOR



MEZZANINE FLOOR

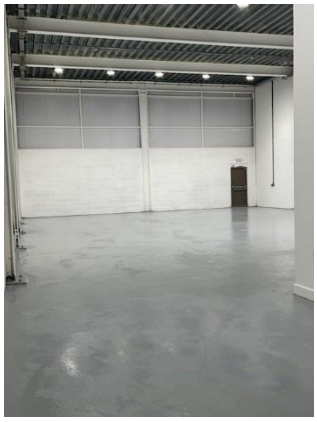


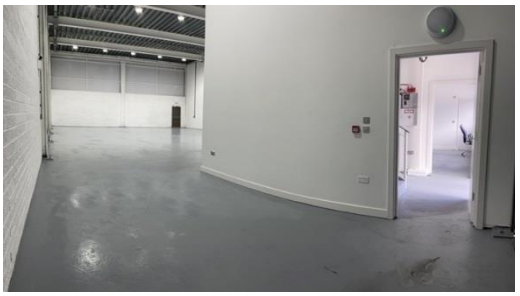
FIRST FLOOR

**DRAWING**
Unit 1, Gethceln House, Dawley Road, Hayes, Hillingdon, UB3 1EH

**DATE:**
**15-06-2022**

**SCALE:**
**1:200 AT A1**





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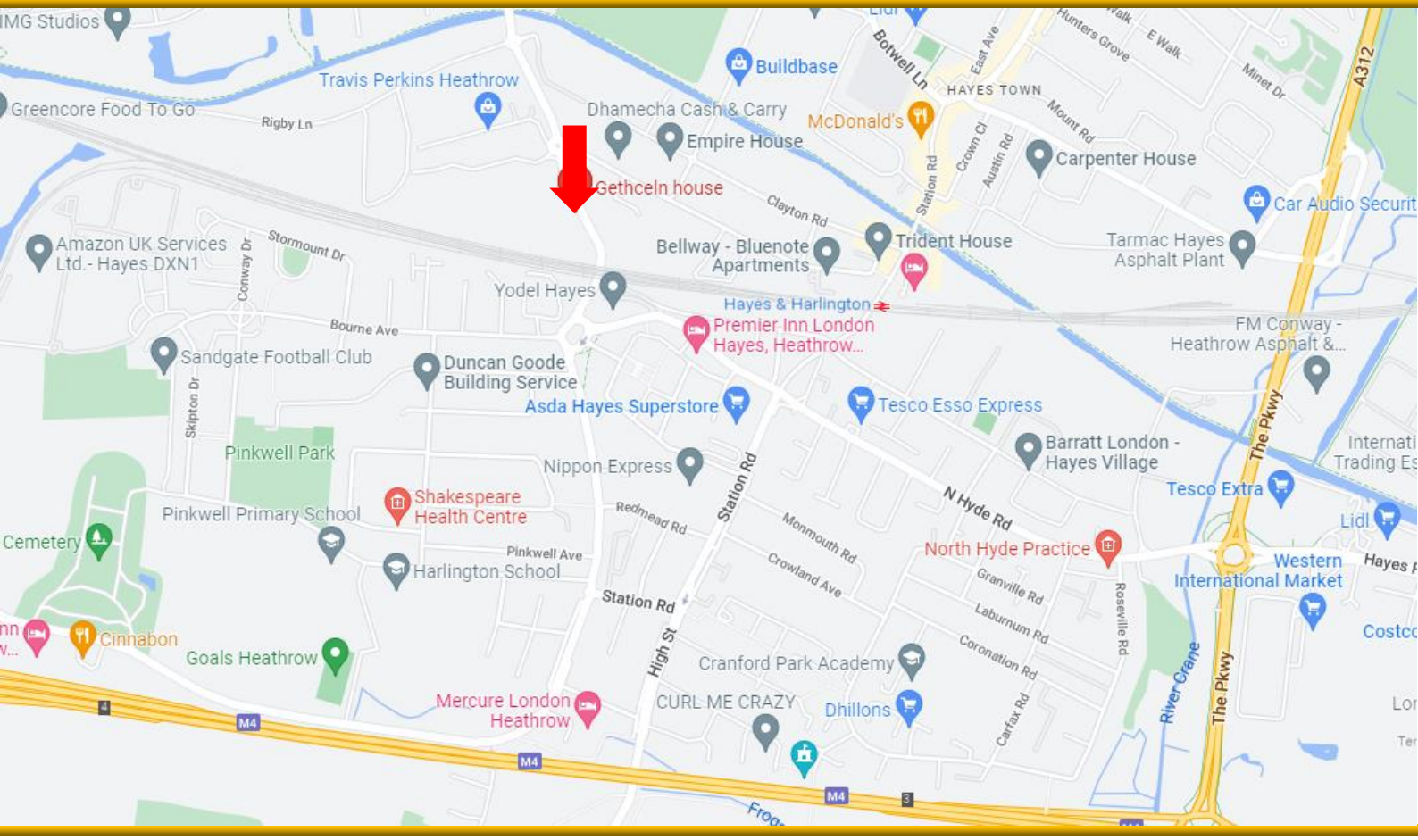


## TENURE

To Let £POA

## LEGAL COST

Each party to bear their own legal costs

## BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on 0300 1231384

## VIEWING AND FURTHER INFORMATION

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


Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Rashpal Chauhan - 0208 569 8500
E-mail: rashpal@monarchcommercial.co.uk



Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Monarch Commercial nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.