



## 18 Adler Industrial Estate

Betam Road, Hayes, UB3 1ST

**Industrial Warehouse To Let - Mid terraced unit with full height roller shutter.**

**1,179 sq ft**  
(109.53 sq m)

- To be refurbished
- WC provision
- 4.9m eaves
- LED lighting
- Three phase power

# 18 Adler Industrial Estate, Betam Road, Hayes, UB3 1ST

## Summary

<b>Available Size</b>	1,179 sq ft
<b>Rent</b>	£32,500 per annum
<b>Rates Payable</b>	£6,611.75 per annum
<b>Rateable Value</b>	£13,250
<b>Service Charge</b>	£589.50 per annum
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

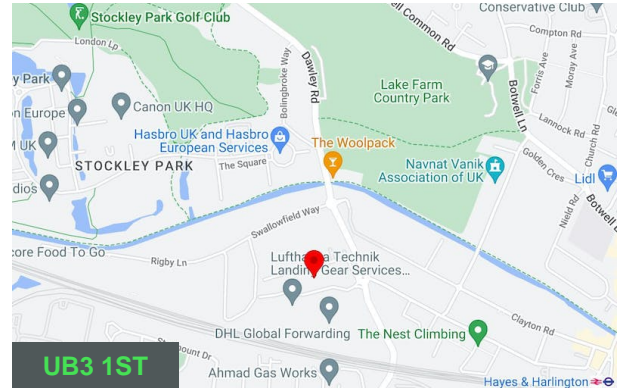
## Location

Adler Industrial Estate 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 (3 miles) via junction 3 off the M4 (2 miles) with Hayes Mainline Station approximately ½ a mile distant, which provides quick access to London Paddington and Crossrail in 2022.

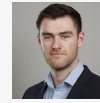
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,179	109.53	Available
<b>Total</b>	<b>1,179</b>	<b>109.53</b>	



## Viewing & Further Information



**Callum Moloney**

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