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Deals Winner 2009
Most Active Commercial
Property Agent in Surrey

Hurst Warne

Chartered Surveyors and
Commercial Property Consultants

HAYES

REFURBISHED OFFICES WITH PARKING

From 2,170 – 4,377 sq ft (202 - 407 sq m)



1st and 2nd Floors, 29-31 Clayton Road, Hayes UB3 1AU

TO LET

- Newly refurbished.
- On-site parking
- M4 (Junction 3) 1.5 miles.
- Hayes and Harlington Station (0.2 miles).

Regulated by RICS



RICS

TELEPHONE 01372 360190

Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

The offices are located within a modern purpose built office and warehouse building off Clayton Road, a short walk from local amenities. Hayes and Harlington railway station is situated approximately 0.2 miles offering frequent direct services to London Paddington with a journey time of approximately 21 minutes.

The M4 (Junction 3) is situated approximately 1.5 miles to the south, which in turn connects to Junction 15 of the M25 motorway (2.5 miles) to the west and access into Central London to the east.

Description

The premises comprise a purpose built self contained 3 storey office building. The subject accommodation is located on the 1st and 2nd floors and has been comprehensively refurbished and benefits from on-site car parking.

Amenities

- On-site car parking.
- Suspended ceilings with recessed lighting.
- Perimeter trunking.
- Fitted kitchenettes.
- Own entrance.
- Male and female WC's.
- Gas fired central heating.
- Double glazed windows.

Accommodation

The property comprises the following approximate net internal floor areas.

1st Floor	2,170 sq ft	(201.60 sq m)
2nd Floor	2,207 sq ft	(205.04 sq m)
Total	4,377 sq ft	(406.64 sq m)



The landlord will consider letting of the whole or on a floor by floor basis.

Lease

The property is available by way of an effective fully repairing and insuring (subject to service charge provisions) sub-lease(s) on flexible terms to be agreed. The lease will be contracted outside of the Security of Tenure Accommodation Provisions of the 1954 Landlord and Tenant Act.

Annual Rental

£10 per sq ft per annum, exclusive. Annual rental will be payable quarterly in advance and will be subject to VAT.

Service Charge

A service charge will be levied to cover such items as all non-separately metered utilities, external repairs and maintenance and upkeep of the common areas. Further details from the agent.

Business Rates

The tenants will be responsible for their own business rates. Further details from the agent.

Legal Costs

Each party to bear their own legal and professional costs in connection with the proposed transaction.

Viewing & further Information

Strictly by appointment with the sole letting agents:

Mark Leah
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07769 973371

Maurice Johnson
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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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