

# 10a Boeing Way

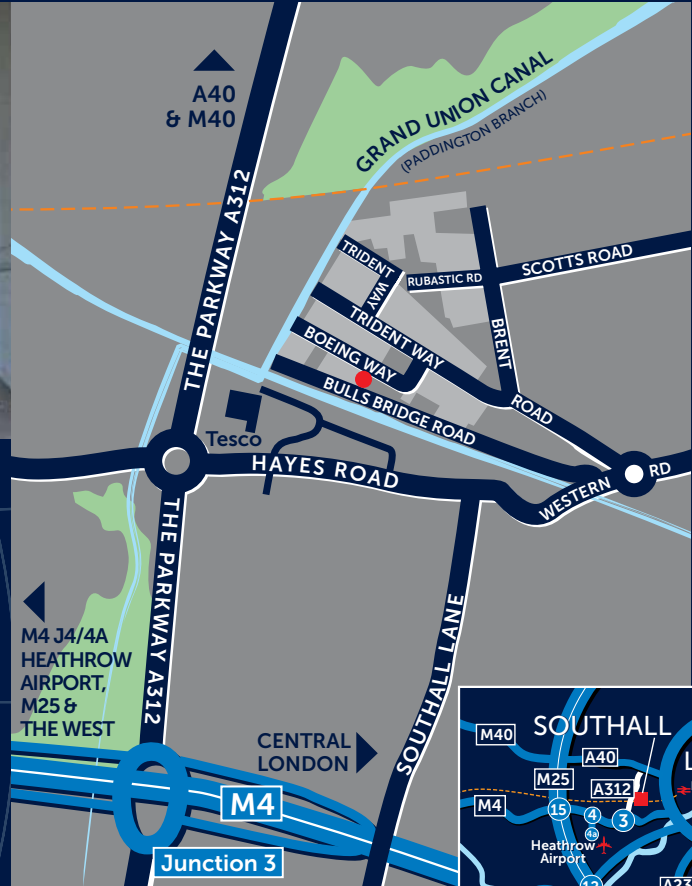
INTERNATIONAL TRADING ESTATE  
SOUTHALL UB2 5LB

10,526 sq ft (977 sq m) MODERN WAREHOUSE UNIT **TO LET**



## Amenities

- 7.4m clear height rising to 9.3m at the apex
- Portal frame
- 3 phase power
- Allocated parking
- WC's
- Offices at first floor
- High level lighting to the warehouse
- LED lighting to the offices
- Flexible lease



## Location

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles to the north east of Junction 3 of the M4. The estate is within 1 mile of the A312 (Hayes By Pass), which is the main link road between the M4 (Junction 3) and the A40 (M40). The estate itself is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312. Heathrow Airport is in close proximity and is accessed via the A312/A30 or via junction 4 of the M4.

## Description

A semi detached warehouse unit totalling 10,526 sq ft (gross internal area). The unit is of steel portal frame with part cladding and part blockwork elevations. A single roller shutter loading door to the front of the unit provides access to the warehouse which has a minimum clear height of 7.4 metres rising to 9.3 metres to the apex and high level lighting. First floor ancillary offices are fully carpeted with recessed LED lighting set with a suspended ceiling. A kitchenette facility is provided at first floor. Car parking is to the front of the unit with the estate overflow parking area being adjacent to the property.

## Floor areas

Warehouse:	9,477 sq ft	(880 sq m)
Offices:	867 sq ft	(80 sq m)
First floor ancillary:	182 sq ft	(17 sq m)
<b>Total:</b>	<b>10,526 sq ft</b>	<b>(977 sq m)</b>

(Floor areas have been taken on a gross internal basis)

## Tenure/Rent

The unit is available on a new lease for a term to be agreed. Rent upon application.

## Legal costs

Each party is responsible for their own legal costs.

## EPC

C – 28.

## Viewings

Strictly by appointment through joint sole agents.



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