

**ROSE
WILLIAMS**

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www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

**ECONOMICAL 2nd & 3rd FLOOR OFFICE
SUITES**

→ 3,525 to 7,050 SQFT



**Appin House
Printing House Lane
Hayes
MIDDX
UB3 1AP**



DESCRIPTION

The suites benefit from a mix of open plan and cellular offices with suspended ceilings and recessed LED lighting. Each floor has WC's and kitchen areas and there is parking outside offering 5 spaces per floor.

FLOOR AREAS

Second Floor	3,525 sqft
Third Floor	3,525 sqft
TOTAL	7,050 sqft

LOCATION

Appin House has a prominent frontage to Printing House Lane in a mainly industrial / commercial area to the west of Hayes town centre and only a short distance from the A437 providing local access to Uxbridge and Southall and also Junctions 3 and 4 of the M4 motorway linking to the M25.

TERMS

Available on new flexible leases at a rent of £10.00 per sqft per annum exclusive.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The property is elected for VAT

RATES

The premises are shown as having a rateable value of

2 nd Floor	To be split from main RV
3 rd Floor	£50,000

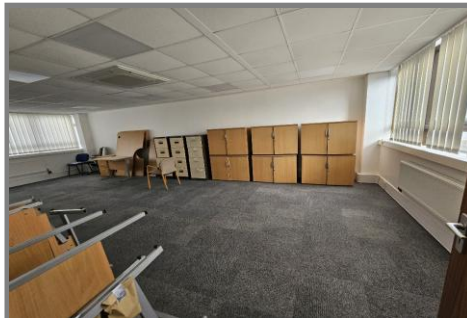
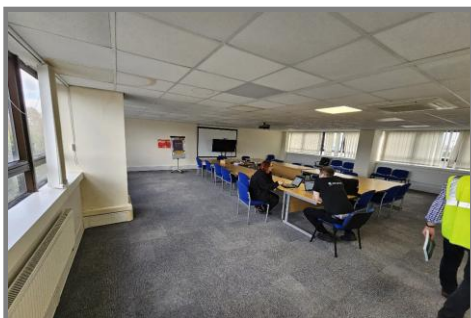
Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

EPC

Energy Performance Asset Rating
B 43

VIEWING

For additional information or the opportunity to view contact Mark Rose on 01895 619898 or by email mark@rose-williams.co.uk



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