

# Part 1<sup>st</sup> Floor Shipping Building, Hayes, UB3 1HA



**'Plug and Play' Opportunity in Hayes**  
**5,972 sq ft**



A fully fitted 'plug and play' suite situated a short walk from Hayes train station and Hayes Town. The Suite has been recently fitted out and benefits from a variety of open plan office space, with 24 workstations, individual offices and a range of meeting rooms.

The building benefits from unrivalled connectivity. Hayes & Harlington station is a 10 minute walk away providing access to London Paddington within 18 minutes. As part of the Elizabeth Line, the station provides direct access to Reading, Heathrow, Essex and Southeast London. In addition Heathrow Airport is a 10 minute drive and access to the M4 takes only 5 minutes.

The Hayes Town Centre is approximately a 10 minute walk away offering the principle retail parade.

Major office occupiers within the immediate vicinity include:

- Rackspace
- Sita UK
- Go Daddy UK



## CONTACT US

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# OFFICES

## Part 1st Floor Shipping Building, Hayes



### Availability

Floor	Sq Ft	Sqm
Part 1st Floor	5,792	538.09



### Specification

- 24 desks
- Large break out / kitchen with living wall
- Brand new full-service café
- Refurbished reception
- Full-access raised floors
- 4-pipe fan coil air conditioning
- 3.45m floor-to-ceiling height
- Excellent natural light
- 15 parking spaces



### Terms

#### Rent

£27.50 per square foot.

#### Service Charge

£8.20 per square foot.

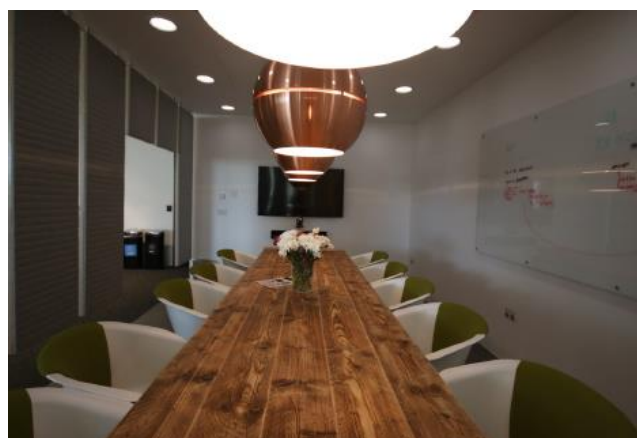
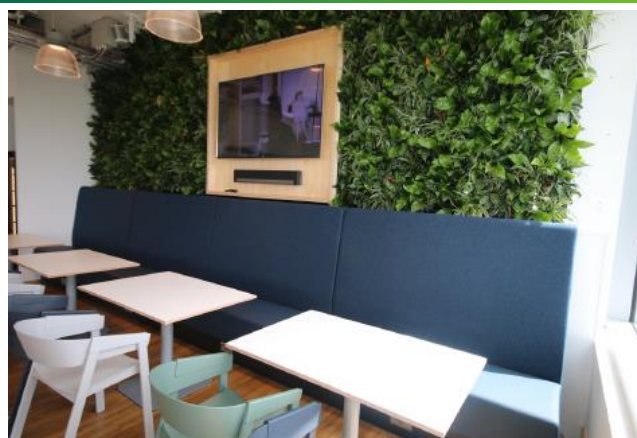
#### Rates

The in-going tenant will be responsible for the payment of Local Authority rates.

#### Lease Terms

Available by way of a sub lease expiring February 2025.

The lease may also be assigned subject to conditions.



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