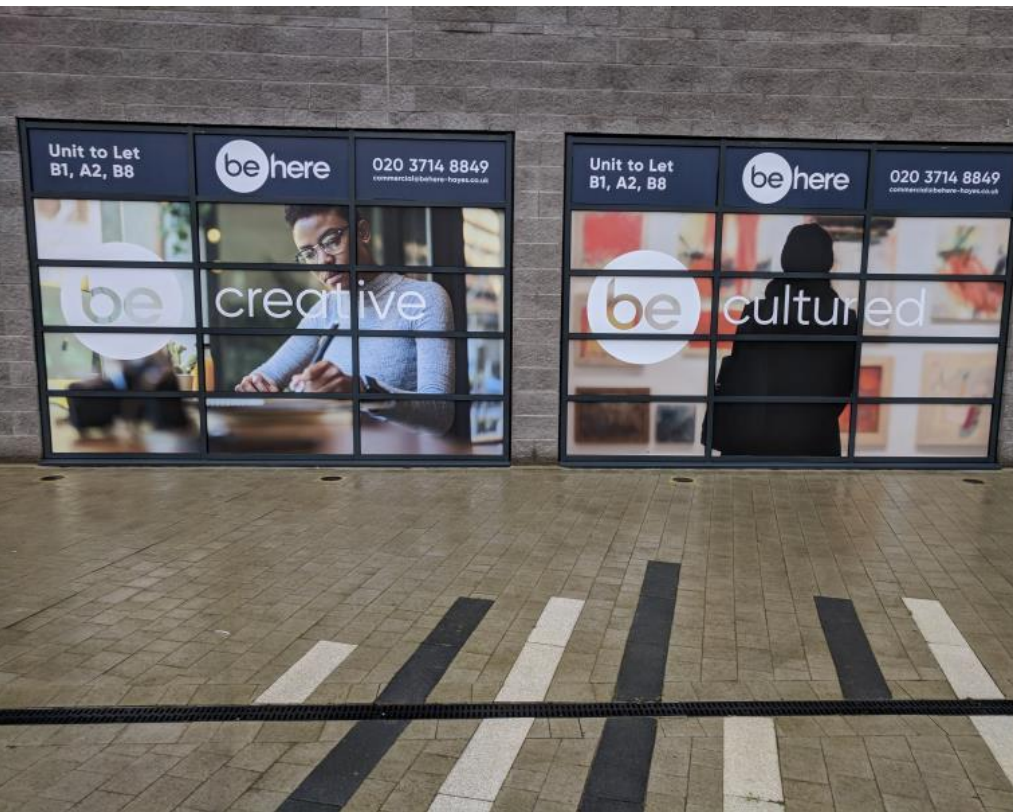


Retail/Cafe Unit The Gatefold , Hayes, UB3 1BY



TO LET

Retail/Cafe Unit | Area: 1,324.00 sqft (123.00 sqm) | Rent PAX: £26,480.00

LOCATION:

The Gatefold Building is an exciting new 119 apartment development which includes 6 commercial units.

This iconic new landmark building is located at the entrance of The Old Vinyl Factory development, which is a £250 million regeneration project. The Old Vinyl Factory is an 18 acre mixed use development consisting of 642 new homes, 550,000 sq ft of office space, 70,000 sq ft of retail and leisure space plus 250,000 sq ft of landscaped public space. Current office occupiers at The Old Vinyl Factory include Sonos, SITA, GoDaddy and Champ Cargosystems.

The commercial units at the Gatefold Building face onto Blythe Road.

Hayes & Harlington Station is situated 200 meters away and in 2019 the station will benefit from the new Elizabeth Line. The new Elizabeth Line will mean Hayes will be directly connected to Tottenham Court Road, Canary Wharf and even close to Heathrow Airport. The M4 and M25 are also a short distance away by the car.

Cont'd

The Gatefold , Hayes, UB3 1BY

DESCRIPTION:

The retail/cafe unit is arranged over ground floor and mezzanine floor.

AMENITIES:

- A3 Use
- 200m from Hayes Station
- Good floor to ceiling height
- Available Immediately
- Allocated parking
- Crossrail coming to Hayes

AVAILABILITY:

FLOOR	AREA SQ FT	AREA SQ M
Floor Area	1,324.00	123.00
TOTAL	1,324.00	123.00

TENURE: The units is available by way of a new lease for a term to be agreed.

RENT PAX: £26,480.00

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: Available on request

SERVICE CHARGE: To be confirmed

VAT: The premises are elected for VAT.

RATES PAYABLE: This is a new development with rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.



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