



## 62 Station Road, Hayes UB3 4DF



### Area

Ground floor 3,685 sq ft



### Location

Prime town centre position



### Train

Hayes & Harlington  
(Elizabeth Line)



### Basement

1,169 sq ft



### Rent

£100,000 per annum  
exclusive

## LOCATION

The building is situated in a prime position on Station Road adjacent to KFC and amongst many other local and national occupier such as Boots, Halifax, Tesco Express & Greggs - to name just a few. Hayes mainline station (Elizabeth Line) is moments away.

## DESCRIPTION

The premises were previously used as a Barclays Bank. The ground floor is approx 3,685 sq ft and the basement is approx 1,169 sq ft. Benefiting from Use Class E, the unit is suitable for a variety of uses subject to Landlord and Local Authority consent.

## TERMS

Available by way of a brand new lease on terms to be mutually agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

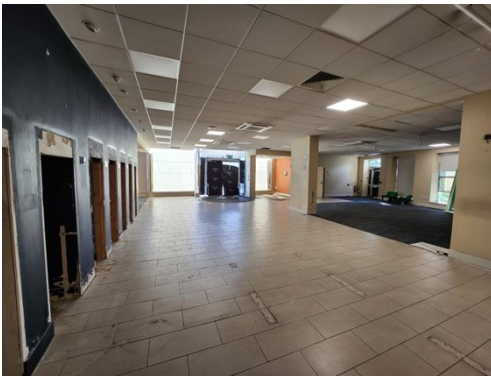
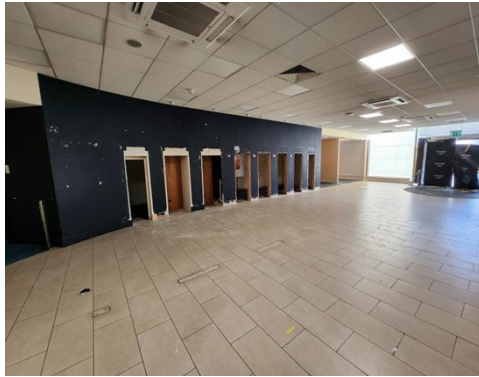
## RATES

Interested parties are encouraged to make their own enquiries with the London Borough of Hillingdon.

## EPC

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For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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