

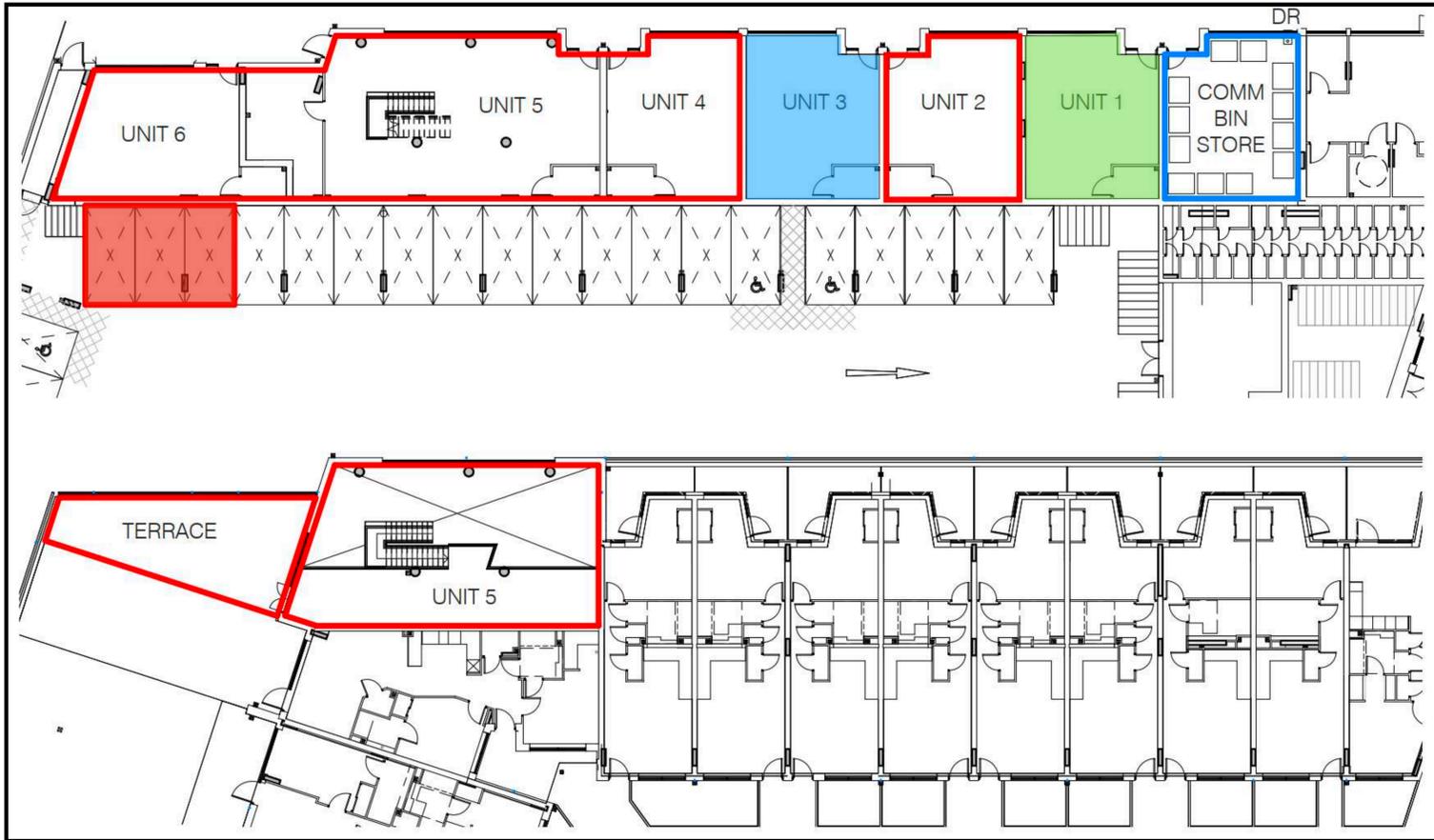
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**GATEFOLD  
BUILDING,  
BLYTHE  
ROAD,  
UB3**



# Gatefold Building, Blythe Road, Hayes, UB3 1AG - Prominent Commercial Units



Available



Unit 1: Notary 21



Unit 3: LBG Print Shop



Parking Spaces are Available.  
Location shown indicative only

**Location:** The Gatefold Building is situated on the south side of Blythe Road, a short walk from Hayes & Hurlington Station (Elizabeth Line & GWR services) to the east.

Hayes town centre is about 5 minutes walk away to the north east down Station Road.

The building sits immediately to the east of U+I's Old Vinyl Factory scheme which is providing around 650 homes alongside a significant amount of office, retail and leisure space on the site of the old EMI record factory.

**Description:** Units 2, 5 and 6 are being offered in a shell and core condition with shopfronts installed and called off services. Unit 4 is being offered with its existing fit out in situ, it formerly traded as a beauticians.

All of the units benefit from a 3-phase power supply, while unit 5 also benefits from a mezzanine and an external terrace accessed off the mezzanine.

The units all benefit from Class E Use and would suit a range of different businesses. Alternative uses may also be considered subject to planning.

**Accommodation:**

Unit 2: 495 sq ft (46 sq m)\* - Under Offer

Unit 4: 495 sq ft (46 sq m)\*

Unit 5: Let to nursery

Unit 6: 549 sq ft (51 sq m)\*

\*The units are subject to on site measurement.

**Lease:** New leases are being offered direct from the landlord on a term to be agreed.

**Rent:** On application

**Service Charge:** TBC

**Business Rates:**

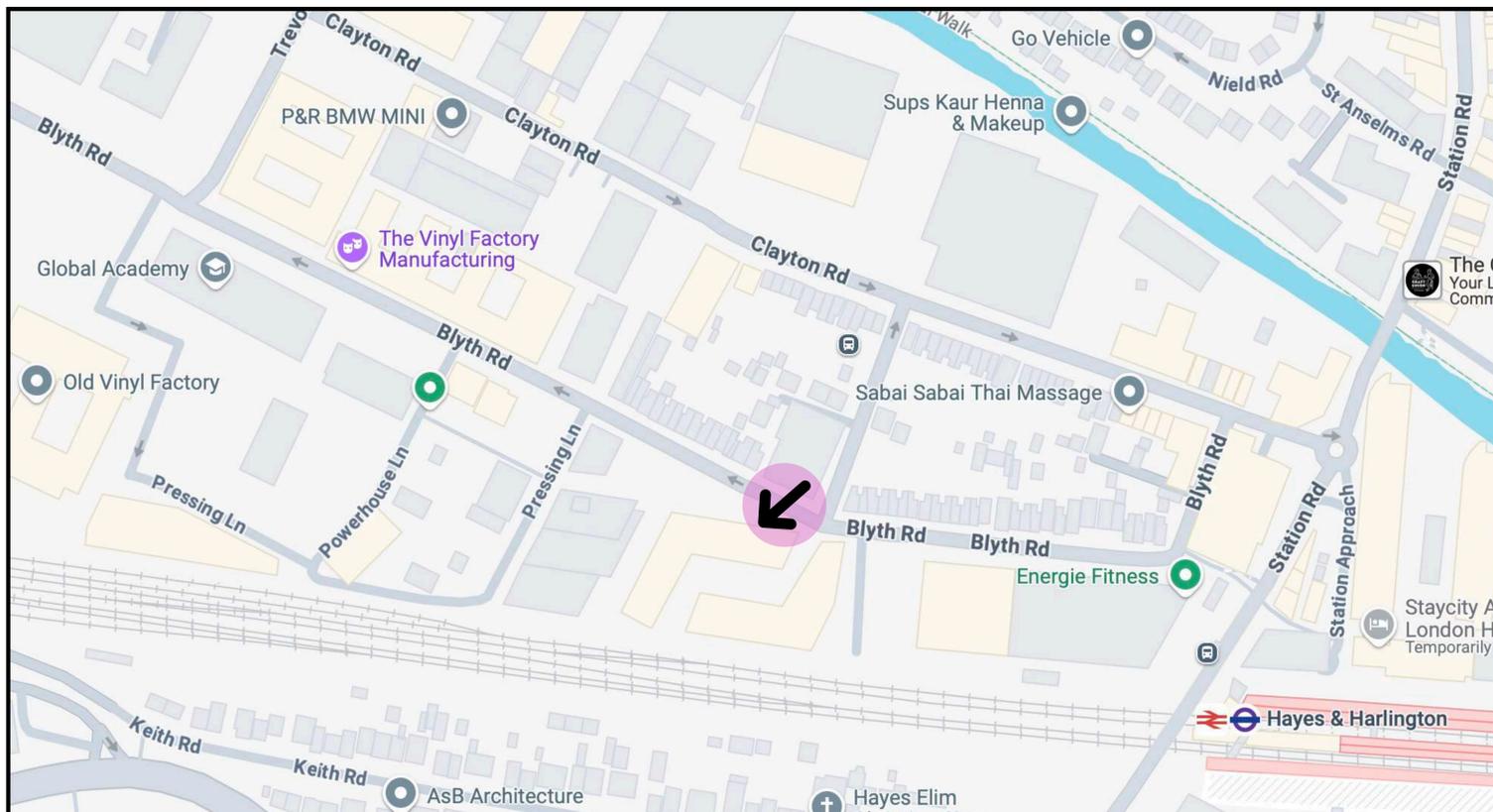
Interested parties are advised to make their own enquiries with London Borough of Hillingdon

**EPC:** Available upon request

**VAT:** VAT will be applicable on all rents, service charge rents and insurance rents.

**Viewing:** By appointment with sole agents Niek Co.

**Contact: Max Taylor-Smith**  
[max@niekco.com](mailto:max@niekco.com)  
**+44(0)7765 251 016**



Hayes & Harlington  
(4 min walk)



Heathrow Terminals 2 & 3  
(15 minute drive)



M4  
(1.6 mile)

"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."