

# 23 CLAYTON ROAD

HAYES, UB3 1AN



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

A well established business centre, Union House's 5 floors have offices ranging in size from 2 to 15 workstations. This vibrant location is ideal for companies starting up as it can easily accommodate requests for additional space to meet expansion needs.

## LOCATION

It takes less than five minutes to walk from Union House business centre to Hayes and Harlington Railway Station.

## SPECIFICATION/AMENITIES

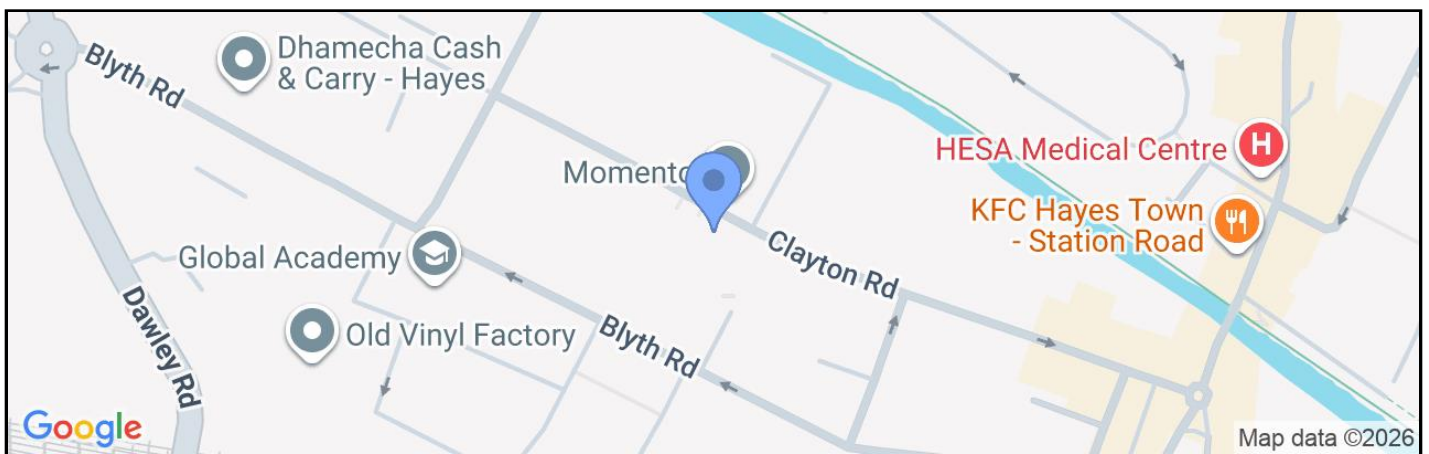
- IT Solutions
- Hot Desking
- Facilities Management
- No up front Capital
- Meeting rooms available for hire
- 24hr manned security
- Cat 5 cabling
- On site secure parking

# 23 CLAYTON ROAD

HAYES, UB3 1AN



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

## GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. March 2026