



HAYES180

UXBRIDGE ROAD | HAYES | UB4 0JN

TO LET

**ONLY TWO
UNITS REMAINING**

NOW READY FOR OCCUPATION

THREE NEW INDUSTRIAL / WAREHOUSE UNITS UP TO 108,022 SQ FT

HAYES180.CO.UK



DESCRIPTION

HAYES180 IS A SECURE SITE OF 8.8 ACRES COMPRISING THREE HIGH QUALITY, DETACHED INDUSTRIAL / WAREHOUSE UNITS WITH 24 HOUR ACCESS.

The development offers accommodation up to 108,022 sq ft. Unit D is 40,423 sq ft and Units B and C could be split providing two units from 50,000 sq ft, each with offices and a secure yard.

Unit A (27,802 sq ft) has recently been let.





LOCATION



Hayes 180 is situated on the south side of the Uxbridge Road, close to its junction with the A312 Hayes Bypass, in an established commercial location close to Hayes Bridge Retail Park and the Springfield Road Industrial area.

The Uxbridge Road (A4020) gives local access to nearby Southall, Hayes and Uxbridge and the A312 offers a fast connection to the M4 to the south and the A40 to the north.

Southall Train Station is 1.1 miles away and the addition of Crossrail from December 2019 will provide a journey time of 19 minutes to Bond Street.



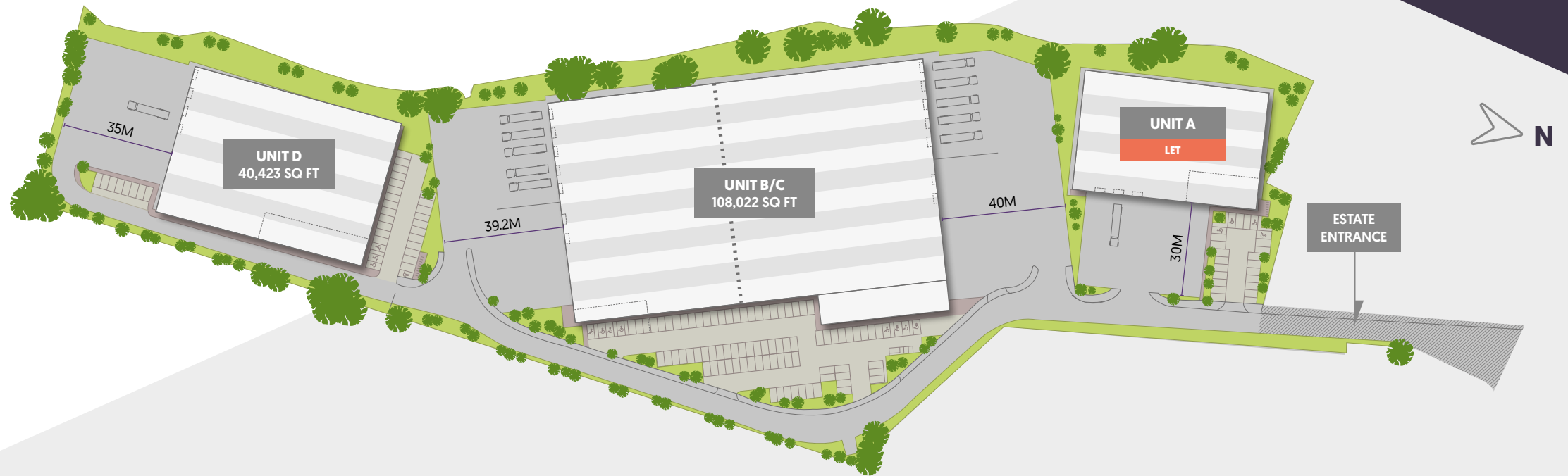
ONLY 19 MINUTES
INTO CENTRAL LONDON

From December 2019



SITE PLAN

UNIT B/C CAN BE SPLIT TO PROVIDE TWO SEMI DETACHED UNITS FROM 50,000 SQ FT WITH SECURE YARDS



ACCOMMODATION SCHEDULE

	WAREHOUSE		OFFICES		TOTAL		CLEAR HEIGHT	YARD DEPTH	CAR PARKING	DOCK LEVEL DOORS	LEVEL ACCESS DOORS
UNIT B/C (combined unit)	93,781 SQ FT	8,713 SQ M	14,241 SQ FT	1,323 SQ M	108,022 SQ FT	10,036 SQ M	12M	40M + 39M	90 SPACES	10	4
UNIT D	36,587 SQ FT	3,399 SQ M	3,836 SQ FT	356 SQ M	40,423 SQ FT	3,755 SQ M	10M	35M	37 SPACES	0	4
TOTAL	130,368 SQ FT	12,112 SQ M	18,077 SQ FT	1,679 SQ M	148,445 SQ FT	13,791 SQ M					

Approx. Gross External Areas

**HIGH STANDARD UNITS WITH
SECURE GATED LOADING YARDS AND
SEPARATE AREAS FOR CAR PARKING**



**HAYES 180 OFFERS HIGH QUALITY
UNITS COMPRISING THE FOLLOWING:**

- Structural steelwork frame creating efficient internal space
- 12m minimum clear height to Unit B/C and 10m to Unit D
- Uniformly distributed floor loading of 50kN/m² for Unit B/C
- Unit D has enhanced floor loading up to 100kN/m²
- Insulated, profiled steel cladding with 25 year warranty
- 15% roof lights
- Lifts
- BREEAM 'Very Good' rating
- EPC rating 'A'
- 3-phase electricity supply
- Gated secure yards and car parking areas
- 24/7 unrestricted access
- Roof mounted photovoltaic cells
- First floor fitted office areas
- Planning permission for B1c, B2, B8 uses

DESTINATIONS FROM

HAYES 180

A312
0.5 miles



SOUTHALL TRAIN STATION
1.1 miles

JUNCTION 3, M4
1.7 miles



HAYES & HARLINGTON TRAIN STATION
2.6 miles

TARGET ROUNDABOUT, A40
3 miles

JUNCTION 15, M25
5.3 miles

HEATHROW AIRPORT CARGO TERMINAL
6.8 miles

PARK ROYAL TRAIN STATION
8 miles

CENTRAL LONDON
13.3 miles

SAT NAV REF: **UB4 0JN**

Source: Google Maps



TERMS

The units will be available on full repairing and insuring leases on terms to be agreed.

FURTHER INFORMATION

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Jones Lang LaSalle and Doherty Baines. November 2017.

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