

# PROLOGIS DC6 DAWLEY ROAD

HAYES | UB3 1HH

45,719 SQ FT (4,247 SQ M) TO LET

Grade 'A' building  
with proven cost  
efficiencies



10 mins walk to Hayes  
& Harlington Station\*  
- Bond Street 20 mins\*  
- Farringdon 25 mins

\*Crossrail 2018



2.2 miles to M4  
(J3/J4)



NEW GRADE 'A' INDUSTRIAL BUILDING  
IN THE HEART OF WEST LONDON  
READY FOR IMMEDIATE OCCUPATION

[prologisdawleyroad.co.uk](http://prologisdawleyroad.co.uk)

In partnership with  CEDARWOOD

 PROLOGIS®

## LOCATION

Prologis Dawley Road benefits from superior road connections to West & Central London, Heathrow Airport and Park Royal.

- M4 (J3/J4) 2.2 miles
- M25 (J15) 3.1 miles
- A40/M40 (J1) 5.5 miles

## LOCAL AMENITIES

Hayes & Harlington Station (Crossrail 2018) is only 10 mins walk, providing direct services to Bond Street Station in 20 mins.

Within walking distance to Prologis Dawley Road are an array of amenities including restaurants, leisure centre, Tesco, Post Office and Sanatander and Lloyd's banks.

## DEMOGRAPHICS

Within a 15 minute drive time, employed in:



41%  
Process, plant  
and machine  
operatives



54%  
Elementary

Within a 15 minute drive time sector, employed in:



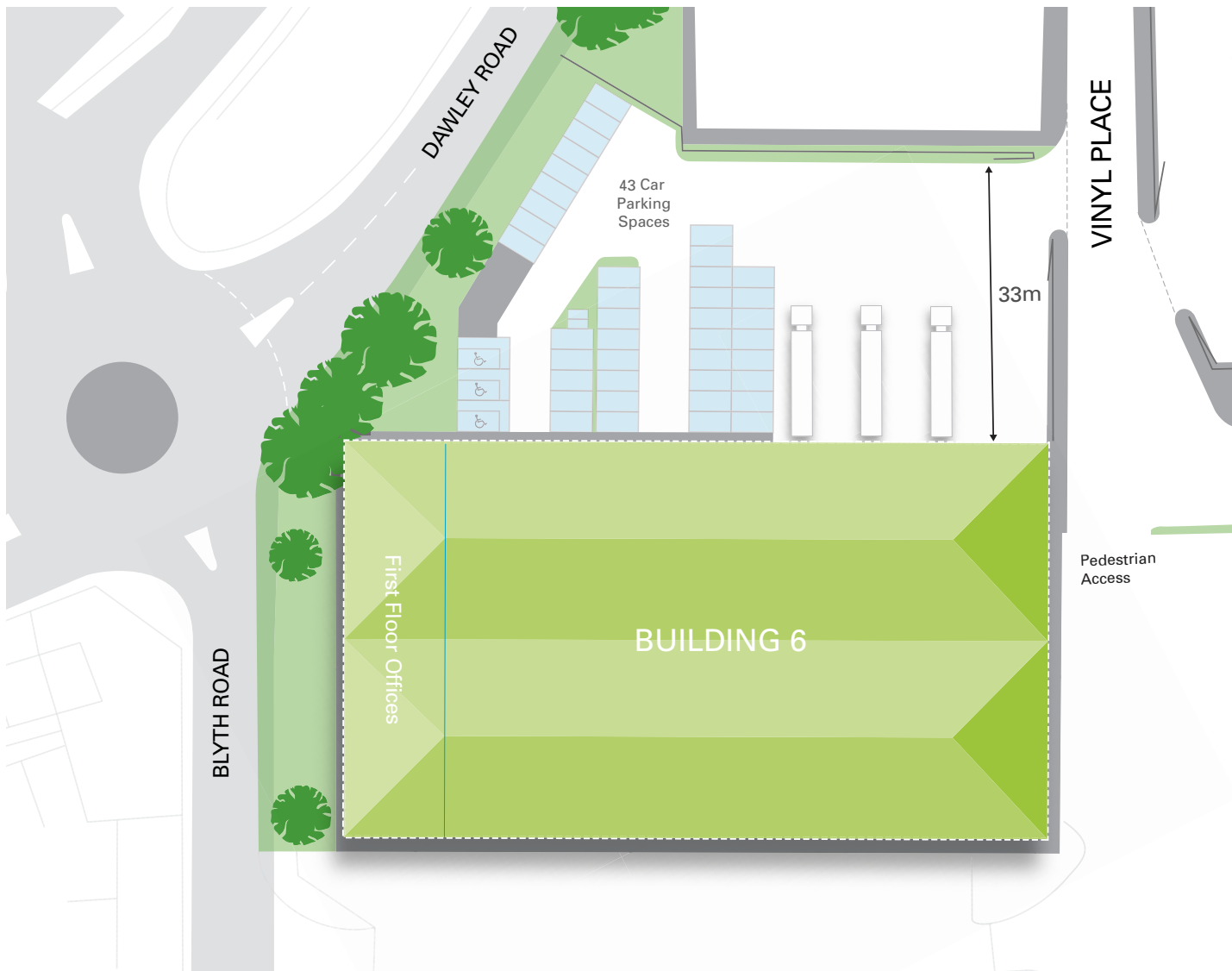
57%  
Food &  
Catering



18%  
Media

Figures higher than  
the national average





## ACCOMMODATION SCHEDULE

Building 6	39,972 sq ft	(3,714 sq m)
Offices (First Floor)	5,747 sq ft	(534 sq m)
<b>Total</b>	<b>45,719 sq ft</b>	<b>(4,247 sq m)</b>

APPROXIMATE FLOOR AREAS (GEA)

## SPECIFICATION

- Clear internal height 10m
- 3 electrically operated level access loading doors
- 33m fenced self-contained yard area
- FM2 category floor: 50kN/m<sup>2</sup>
- Triple skinned roof lights to 15%
- Grade 'A' office accommodation with full access raised floors
- Kitchenettes in the offices
- Electric vehicle charging points
- Highly visible roadside location





GRADE 'A' INDUSTRIAL BUILDING  
 IN THE HEART OF WEST LONDON  
**45,719 SQ FT TO LET**

**CONNECTIONS**

Only minutes from the M4 (J3/J4), with fast access to M25 (J15) Prologis Dawley Road is ideally placed to serve Park Royal, Central London and Heathrow Airport.

Prologis Dawley Road also benefits from excellent public transport connections, the U5 bus route is on its doorstep and Hayes & Harlington Station (Crossrail 2018) is only 10 mins walk with direct links to Bond Street and Farringdon stations.

Hayes & Harlington Station (Crossrail 2018)	0.8 miles
M4 J3	2.2 miles
M4 J4	2.4 miles
Heathrow Airport	3.1 miles
M25 J15	3.9 miles
A40 Target Roundabout	4.5 miles
M40 J1A	5.5 miles
Heathrow Cargo Terminal	7 miles
Central London	15 miles

Source: Google Maps



**TERMS**

Available on new full repairing and insuring leases on terms to be arranged. Please contact the joint sole agents for further details.

Energy Performance Certificate (EPC) is available online.

**ALL ENQUIRIES**

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