

# PROLOGIS DC3 DAWLEY ROAD

HAYES | UB3 1HH

24,801 SQ FT (2,304 SQ M) TO LET

Prologis' market leading estate and property management.

Grade 'A' buildings with proven cost efficiencies.



10 mins walk to Hayes & Harlington Station\*

- Bond Street 20 mins\*

- Farringdon 25 mins

\*Crossrail 2018



Fast access to:

- Heathrow Airport
- Motorway Network
- West & Central London



UNITED KINGDOM



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

[prologis.co.uk/dawleyroad](https://prologis.co.uk/dawleyroad)

In partnership with  CEDARWOOD

 PROLOGIS®

## THE PARK

Prologis is widely recognised as setting the benchmark for quality and functionality in big box logistics real estate. Prologis Dawley Road applies those same principles to an exciting new urban format.

## LOCATION

Prologis Dawley Road is strategically located with excellent road connections to West & Central London, Heathrow Airport and the UK Motorway Network.

- M4 (J3/J4) 2.2 miles
- M25 (J15) 3.9 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.

The £250m Old Vinyl Factory regeneration is only minutes away creating a new business, leisure and residential destination. Other local amenities include: Tesco, Post Office and High Street Banks.

## DEMOGRAPHICS

Prologis Dawley Road benefits from a highly skilled local labour force. The local population, within a 15 min drive time, has above average employment levels for process, plant and machine operatives and elementary jobs. Employment in both food & catering and media sectors is also above the national average.



41%  
Process, plant and machine operatives



54%  
Elementary

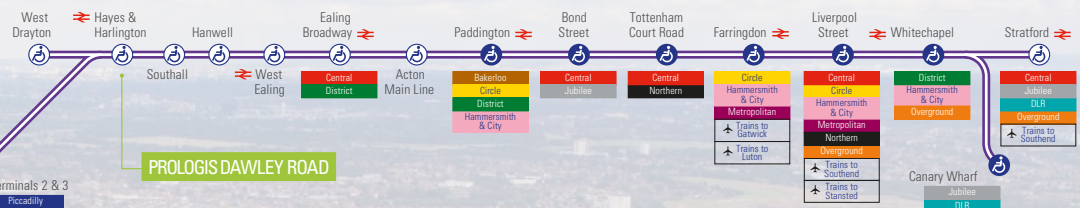


57%  
Food & Catering



18%  
Media

Source: Colliers Intl Census Report



Crossrail 2018



## ACCOMMODATION SCHEDULE

Building 3	22,566 sq ft	(2,096 sq m)
Offices (First Floor)	2,235 sq ft	(208 sq m)
<b>Total</b>	<b>24,801 sq ft</b>	<b>(2,304 sq m)</b>

APPROXIMATE FLOOR AREAS (GEA)

## SPECIFICATION

- Clear internal height 10m
- 2-5 electrically operated level access loading doors
- 28m fenced self-contained yard area
- FM2 category floor: 50kN/m<sup>2</sup>
- Photovoltaic cells to Unit 3 can generate up to 44.4MWh/annum in free electricity
- Triple skinned roof lights to 15%
- Grade 'A' office accommodation with full access raised floors
- Kitchenettes in the office
- Electric vehicle charging points
- High level LED warehouse lighting

Generic Prologis warehouse fit-out option available:

- Smoke detection



PROLOGIS  
**DC3 DAWLEY ROAD**  
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GRADE 'A' INDUSTRIAL BUILDING  
 IN THE HEART OF WEST LONDON  
**24,801 SQ FT**

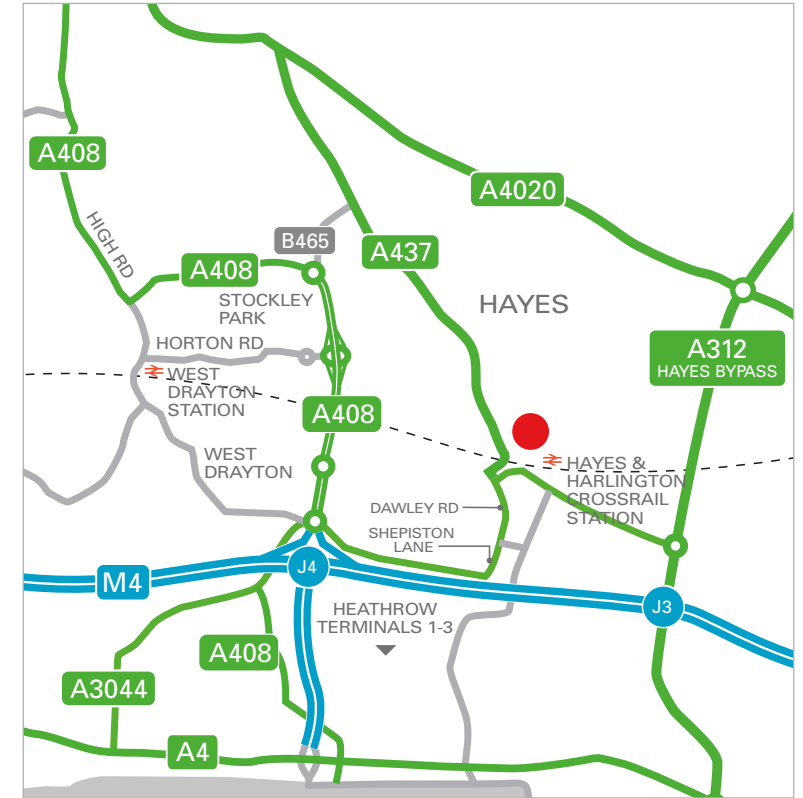
### ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics and industrial real estate in the UK and globally. This success comes from being a long term owner that develops buildings designed to meet our customer's needs not only today but long into the future. Our dedicated in house property and facilities management team have a customer focused approach with an unrivalled knowledge of the sector. Our estates are managed to the highest standards to ensure smooth 24/7 operation in a high quality environment.

### CONNECTIONS

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. Flexible terms may be considered. Please contact the joint sole agents for further details.

Energy Performance Certificates (EPC) are available online.

### ALL ENQUIRIES

Mark Trowell 07768 987508  
 mtrowell@geraldve.com

Jack Woollard 07827 353895  
 jwoollard@geraldve.com

Melinda Cross 07748 267748  
 melinda.cross@eu.jll.com

Tom Lowther 07730 091550  
 Tom.Lowther@eu.jll.com

Patrick Rosso 07825 571048  
 patrick.rosso@colliers.com

Akhtar Alibhai 07909 684801  
 akhtar.alibhai@colliers.com

prologis.co.uk/dawleyroad



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