



# HAYES180

UXBRIDGE ROAD | HAYES | UB4 0JN

**TO LET**

READY FOR OCCUPATION: FOUR NEW INDUSTRIAL / WAREHOUSE UNITS

**UNIT B: 64,181 SQ FT AND UNIT D: 40,423 SQ FT**

[HAYES180.CO.UK](http://HAYES180.CO.UK)



## DESCRIPTION

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





## 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.

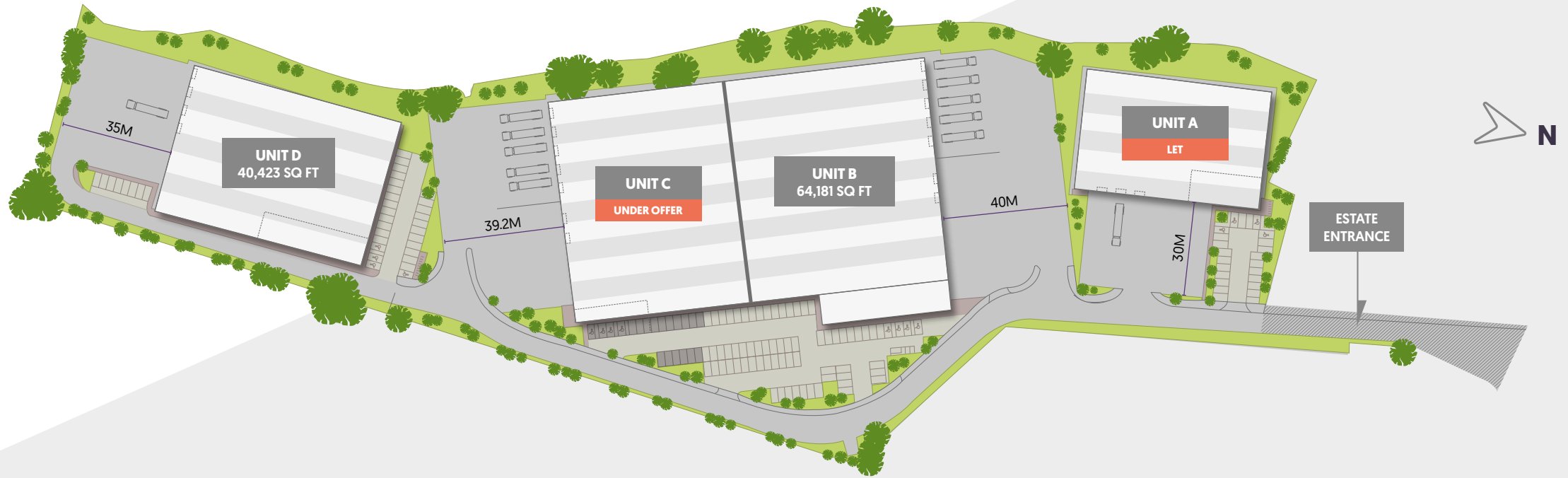


**ONLY 19 MINUTES**  
**INTO CENTRAL LONDON**

From December 2019



# SITE PLAN



## ACCOMMODATION SCHEDULE

	WAREHOUSE		OFFICES		TOTAL		CLEAR HEIGHT	YARD DEPTH	CAR PARKING	DOCK LEVEL DOORS	LEVEL ACCESS DOORS
<b>UNIT B</b>	49,940 SQ FT	4,640 SQ M	14,241 SQ FT	1,323 SQ M	64,181 SQ FT	5,963 SQ M	12M	40M	70 SPACES	5	2
<b>UNIT D</b>	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

Approx. Gross External Areas. Shaded car parking spaces belong to Unit C.



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

- Structural steelwork frame creating efficient internal space
- 12m minimum clear height to Unit B and 10m to Unit D
- Uniformly distributed floor loading of 50kN/m<sup>2</sup> for Unit B
- Unit D has enhanced floor loading up to 100kN/m<sup>2</sup>
- 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
- 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. March 2018.

**020 8759 4141**  
jll.co.uk/property

**Melinda Cross**  
melinda.cross@eu.jll.com  
**James Miller**  
james.miller@eu.jll.com

**020 7355 3033**

**David O'Donovan**  
dodonovan@dohertybaines.com  
**Paul Londra**  
plondra@dohertybaines.com

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