

# HAYES180

UXBRIDGE ROAD | HAYES | UB4 0JN

**LAST UNIT  
REMAINING**



**TO LET**

**64,181 SQ FT INDUSTRIAL / WAREHOUSE BUILDING**

IMMEDIATELY AVAILABLE FOR OCCUPATION

**HAYES180.CO.UK**

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



**UNIT B OFFERS THE FOLLOWING SPECIFICATION:**

- Structural steelwork frame creating efficient internal space
- 15% roof lights
- 70 car parking spaces
- 12m minimum clear height
- Lifts
- Gated secure yard
- Uniformly distributed floor loading of 50kN/m<sup>2</sup>
- BREEM 'Very Good' rating
- 24/7 unrestricted access
- Insulated, profiled steel cladding with 25 year warranty
- EPC rating 'A'
- Roof mounted photovoltaic cells
- 3-phase electricity supply
- Fitted office area
- Planning permission for B1c, B2, B8 uses



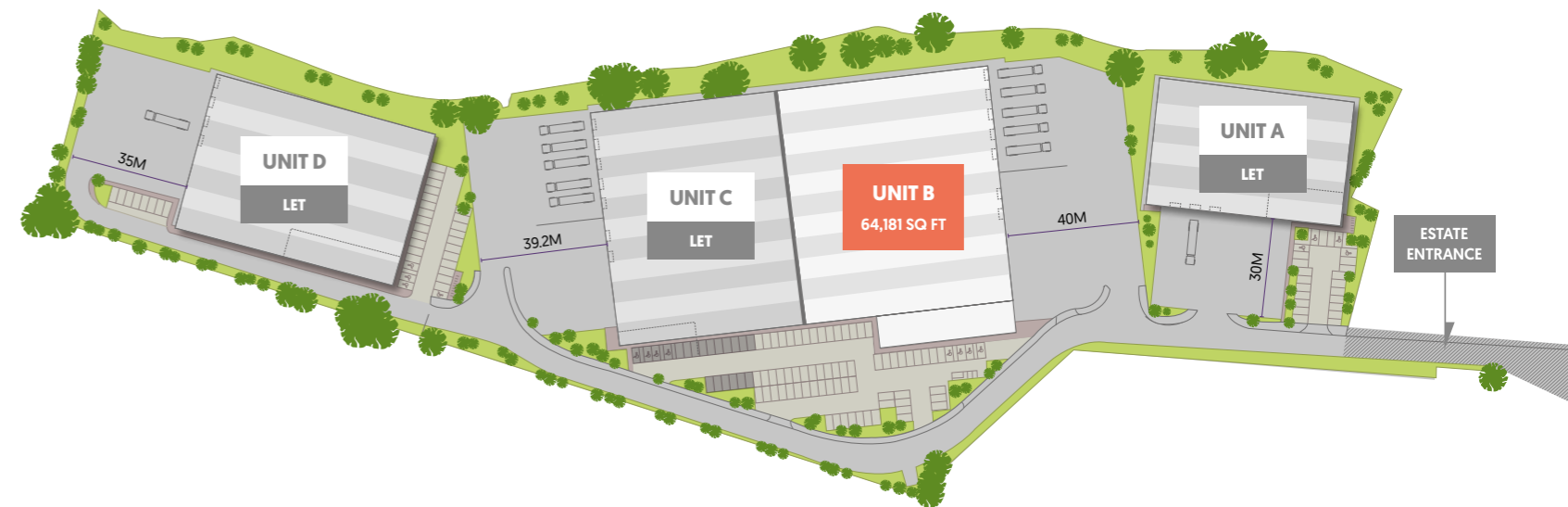
Hayes 180 is situated on the south side of the Uxbridge Road, close to its junction with the A312 Hayes Bypass, in an established commercial location close to Hayes Bridge Retail Park and the Springfield Road Industrial area.

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.

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.



**SITE PLAN**



**ACCOMMODATION SCHEDULE**

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

UNIT B	WAREHOUSE		OFFICES		TOTAL		CLEAR HEIGHT	YARD DEPTH	CAR PARKING	DOCK LEVEL DOORS	LEVEL ACCESS DOORS
	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

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

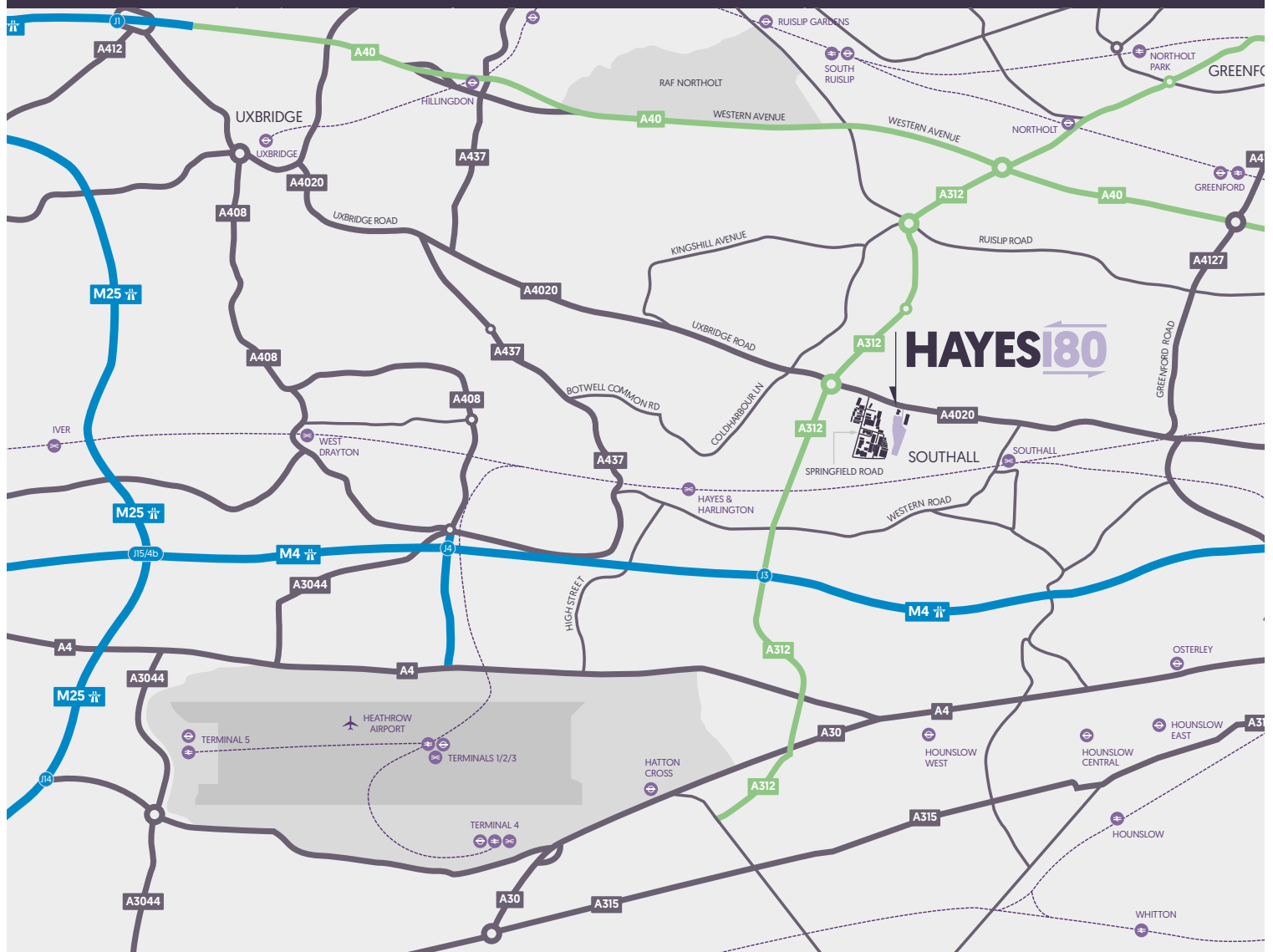
**JUNCTION 15, M25**  
5.3 miles

SAT NAV REF: **UB4 0JN**  
Source: Google Maps

**HEATHROW AIRPORT CARGO TERMINAL**  
6.8 miles

**PARK ROYAL**  
8 miles

**CENTRAL LONDON**  
13.3 miles



  
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**TERMS**

The unit is available on a full repairing and insuring lease.

**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. October 2018.

A development by

