

LAST UNIT
REMAINING

HAYES180.CO.UK

HAYES180

UXBRIDGE ROAD | HAYES | UB4 0JJ

TO LET

64,181 SQ FT INDUSTRIAL / WAREHOUSE BUILDING
IMMEDIATELY AVAILABLE FOR OCCUPATION



HAYES180 IS A SECURE SITE OF 8.8 ACRES COMPRISING FOUR BRAND NEW WAREHOUSES.

LOCATION

Hayes180 is situated on the south side of the Uxbridge Road (A4020), 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.

LOCAL AMENITIES

Southall Train Station is 1.1 miles away and the addition of Crossrail will provide a journey time of 19 minutes to Bond Street. Hayes180 is served well by local buses.



Only 19 minutes into central London
From 2021



Fast connection to the M4 & A40
Via A312

DEMOGRAPHICS

Hayes180 benefits from a highly skilled local labour force, as demonstrated by the statistics below:

57%
Food & Catering

54%
Elementary

41%
Process, plant and machine operatives

18%
Media

Source: ONS Business Register and Employment Survey





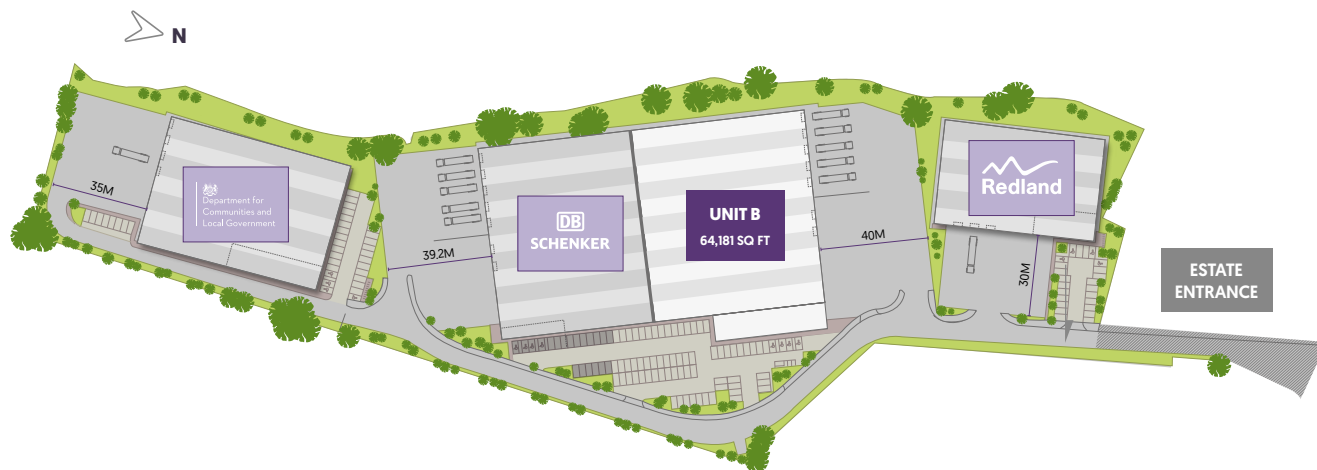
ACCOMMODATION SCHEDULE

	SQ FT	SQ M
WAREHOUSE	49,940	4,640
OFFICE	14,241	1,323
TOTAL	64,181	5,963

SPECIFICATION

- 12m clear height
- 40m secure yard
- 5 dock level doors
- 2 surface level doors
- Uniformly distributed floor loading of 50kN/m²
- 510 kVA electricity supply
- 70 car parking spaces
- BREEM 'Very Good' rating
- EPC rating 'A'
- Roof mounted photovoltaic cells
- 15% roof lights
- Lifts
- 24/7 unrestricted access
- Planning permission for B1c, B2, B8 uses
- 13 EV charging points

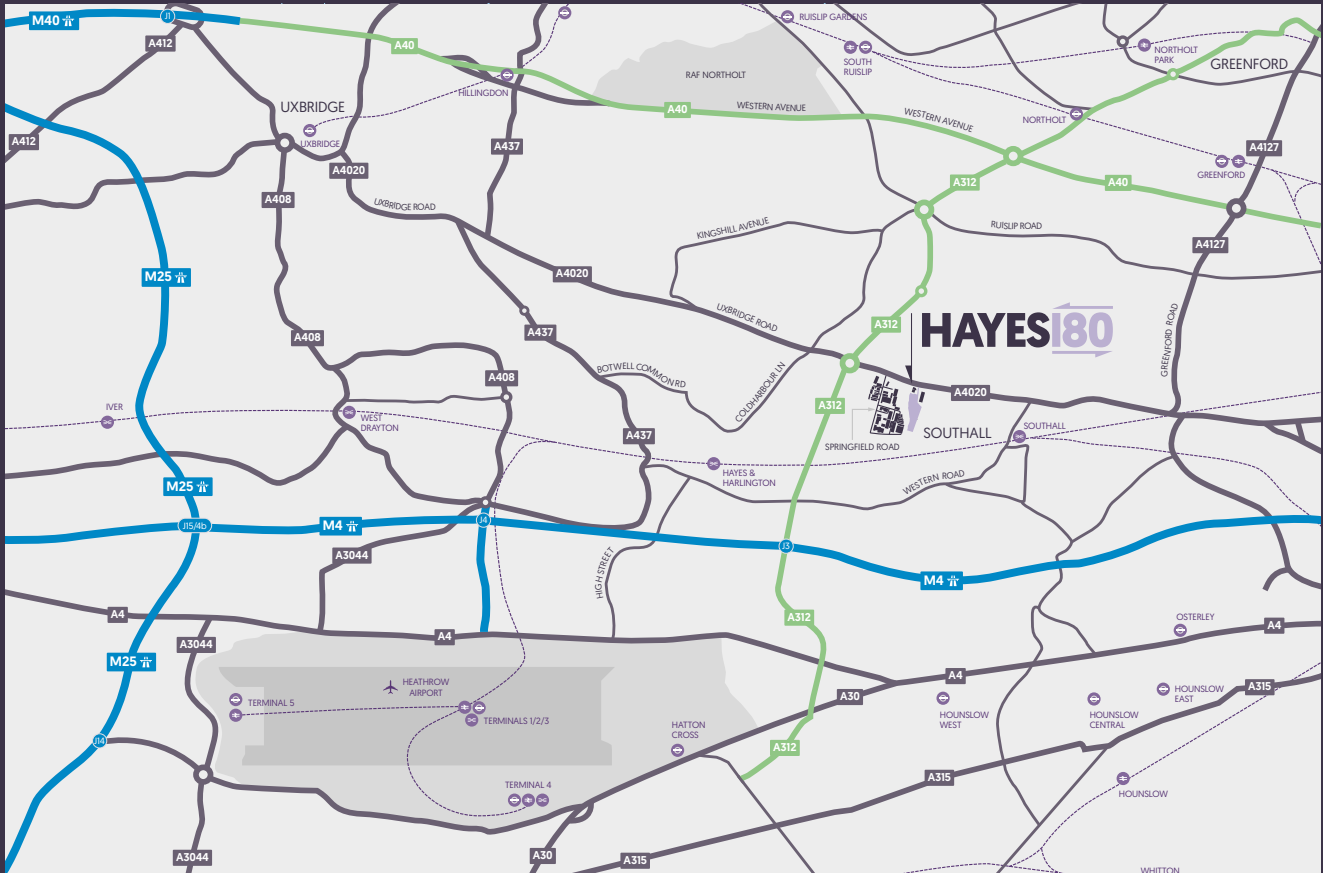
SITE PLAN



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

HAYES180

SAT NAV REF: UB4 0JJ



DISTANCES

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	8 miles
CENTRAL LONDON	13.3 miles

Source: Google Maps



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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. January 2020.

A development by

