

**RECORD  
STORE**

**THE OLD  
VINYL FACTORY**







# OFFICE SPACE, REMASTERED

Once the place where EMI mastered ground breaking albums by The Beatles and The Rolling Stones, this landmark art deco building designed by Wallis, Gilbert and Partners has been remastered into 84,705 sq ft of high-end office space.

With its stunning flat iron façade, the revived building is both striking and impressive.

This is office space, remastered.



# WORKSPACE. REIMAGINED.

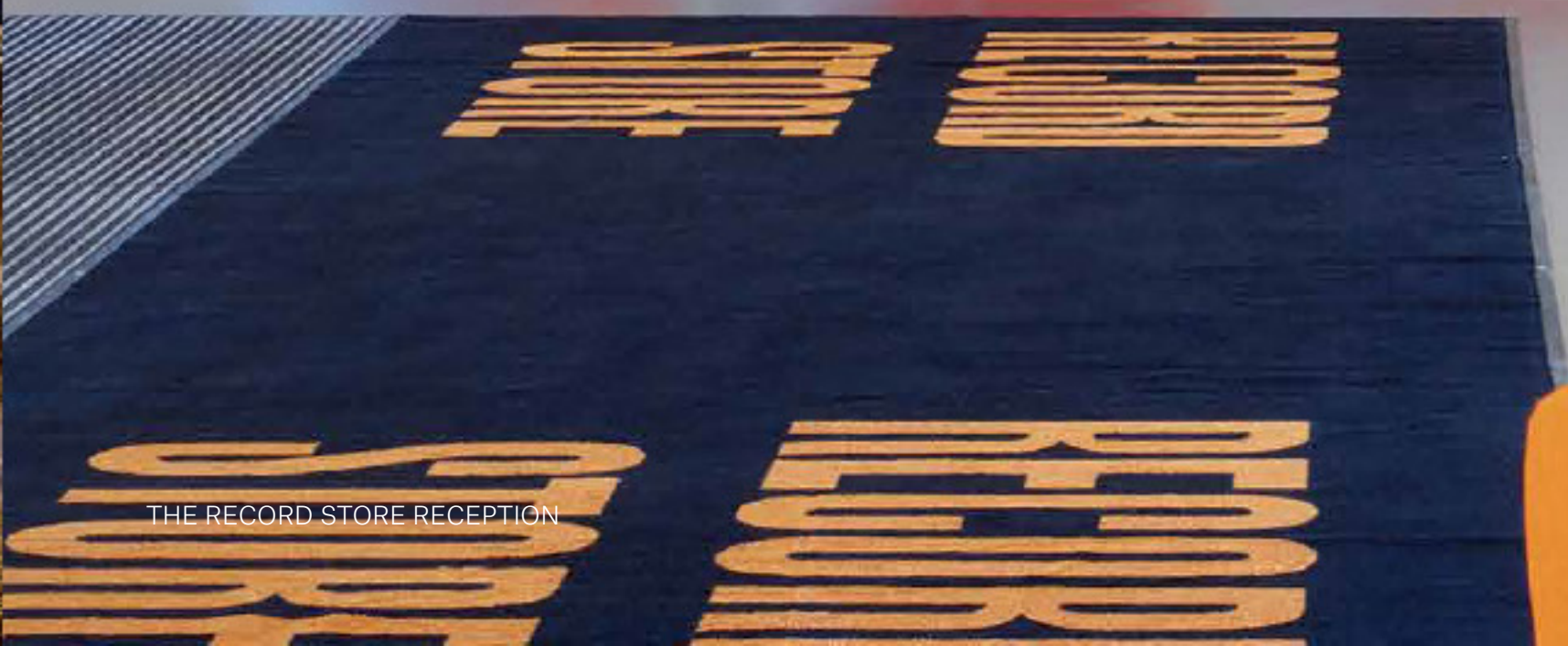
The Record Store's vast, open-plan factory floors have been reinvented by award winning architects Allford Hall Monaghan Morris (AHMM). The remaining four and a half floors have flexible floorplates of up to 15,000 sq ft and offer floor to ceiling heights of over three and a half metres. The building also benefits from extensive natural light with views across The Old Vinyl Factory and Heathrow.





RECORD

STORE



THE RECORD STORE RECEPTION





5TH FLOOR WITH ATRIUM FEATURE

## DESIGN FEATURES

- Air displacement ventilation via 300mm floor void
- High quality exposed ceiling mounted Fan Coil units
- Suspended LED light fittings
- 3.76m raised floor to finished ceiling achieving a clear height of 2.86m
- 1 no. 13 passenger lift
- 1 no. 13 person fire-fighting lift
- 1 no. 21 person / 1600kg passenger / goods lift
- 10 unisex superloo toilets on each typical floor
- 2 accessible toilets on each typical floor
- 2 accessible showers with lockers and drying cupboard on each typical floor
- Secure storage for 97 bicycles
- Car parking space - 200 spaces. (1 space per 425 sq ft)
- BREEAM rating 'very good'
- Occupancy rate 1:10 sq m

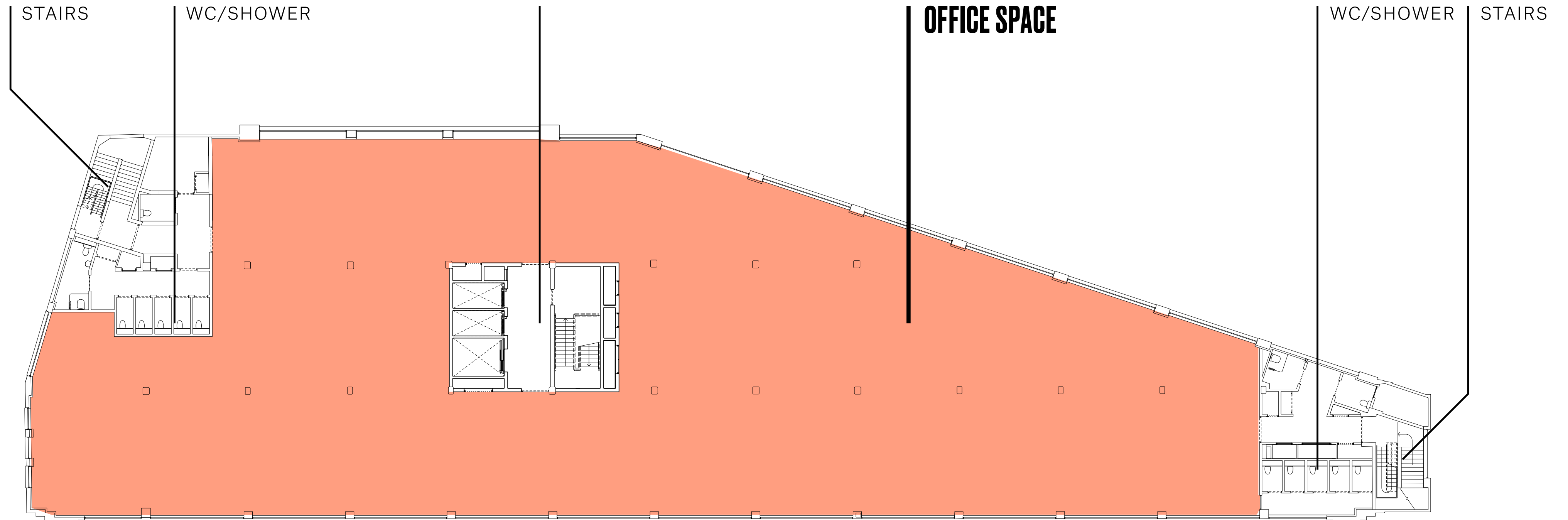
## AREA SCHEDULE (NIA)

FLOOR	AVAILABILITY (SQ FT)	AVAILABILITY (SQ M)
<b>5</b>	14,557	1,352
<b>4 PART LET</b>	6,706	623
<b>3</b>	14,509	1,348
<b>2</b>	14,383	1,336
<b>1</b>	14,482	1,345
<b>G</b>	10,677	992
<b>RECEPTION</b>	1,579	174
<b>TOTAL</b>	<b>84,705</b>	<b>7,869</b>

# FLOORS: 1, 2, 3 & 4

## AVAILABLE SPACE:

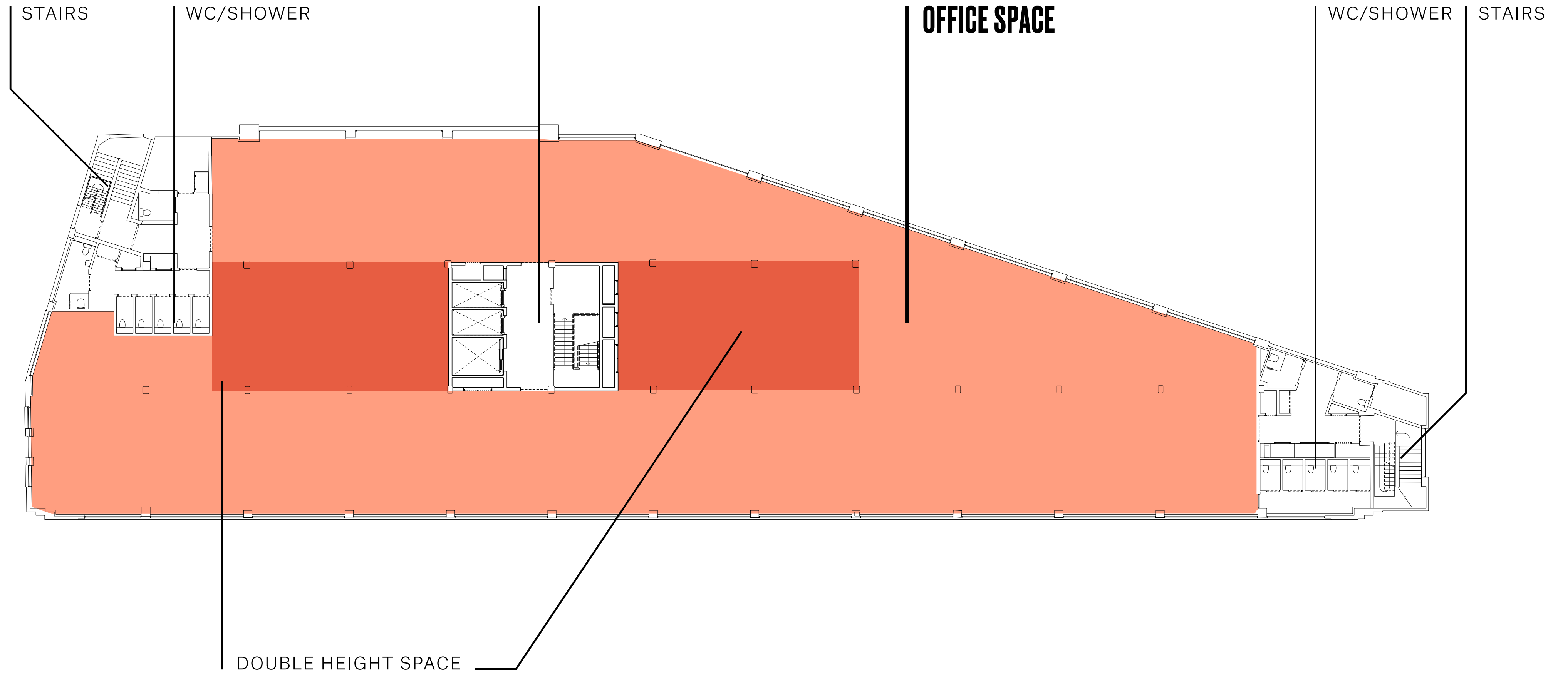
From 14,383 sq ft (1,336 sq m)  
to 14,581 sq ft (1,355 sq m)



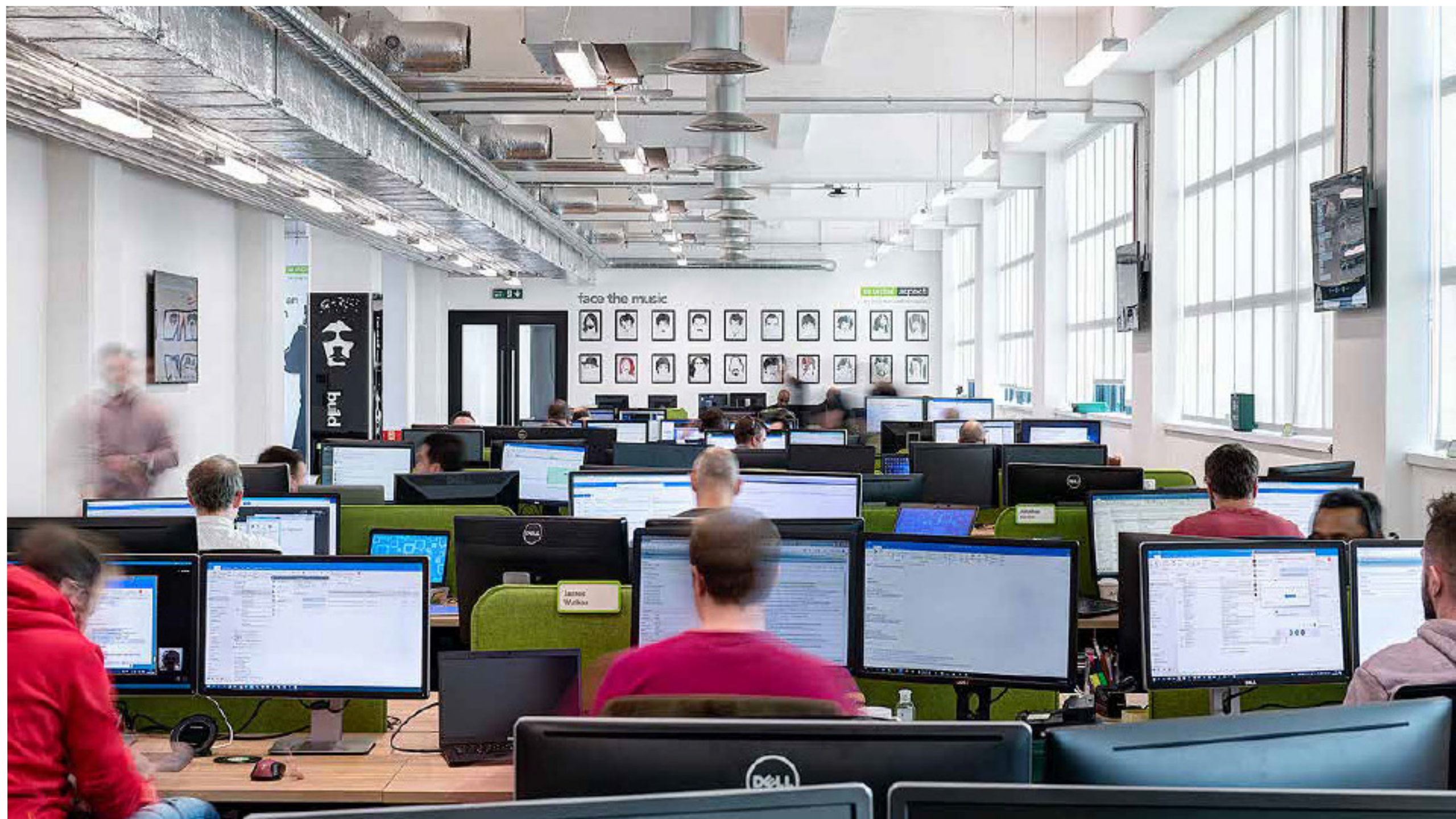
# FLOOR: 5

## AVAILABLE SPACE:

From 14,383 sq ft (1,336 sq m)  
to 14,581 sq ft (1,355 sq m)







GROUND FLOOR FIT OUT





ADJACENT ASSEMBLY BUILDINGS CGI AT THE OLD VINYL FACTORY WITH RETAIL & LEISURE



**A  
LOCATION,  
UNRIVALLED**



# TRANSPORT LINKS

The Record Store is one of the best connected locations in West London. The Old Vinyl Factory is located on Blyth Road in Hayes, UB3 1HA, it is approximately 14 miles west of central London. Heathrow Airport is only 4 miles to the south and junction 3 of the M4 is 1.5 miles away. Hayes and Harlington Railway Station is a 7 minute walk from The Old Vinyl Factory and provides rail services to Reading (40 minutes), London Paddington (under 20 minutes) and into the Heathrow Terminals (12 minutes).

## BY TRAIN

The Old Vinyl Factory is 200 metres from Hayes & Harlington Station, with trains to London Paddington taking under 20 minutes. When the new Elizabeth Line (Crossrail) services begin here, Hayes will be connected to Tottenham Court Road (22 minutes) and Canary Wharf (25 minutes).

## BY CAR

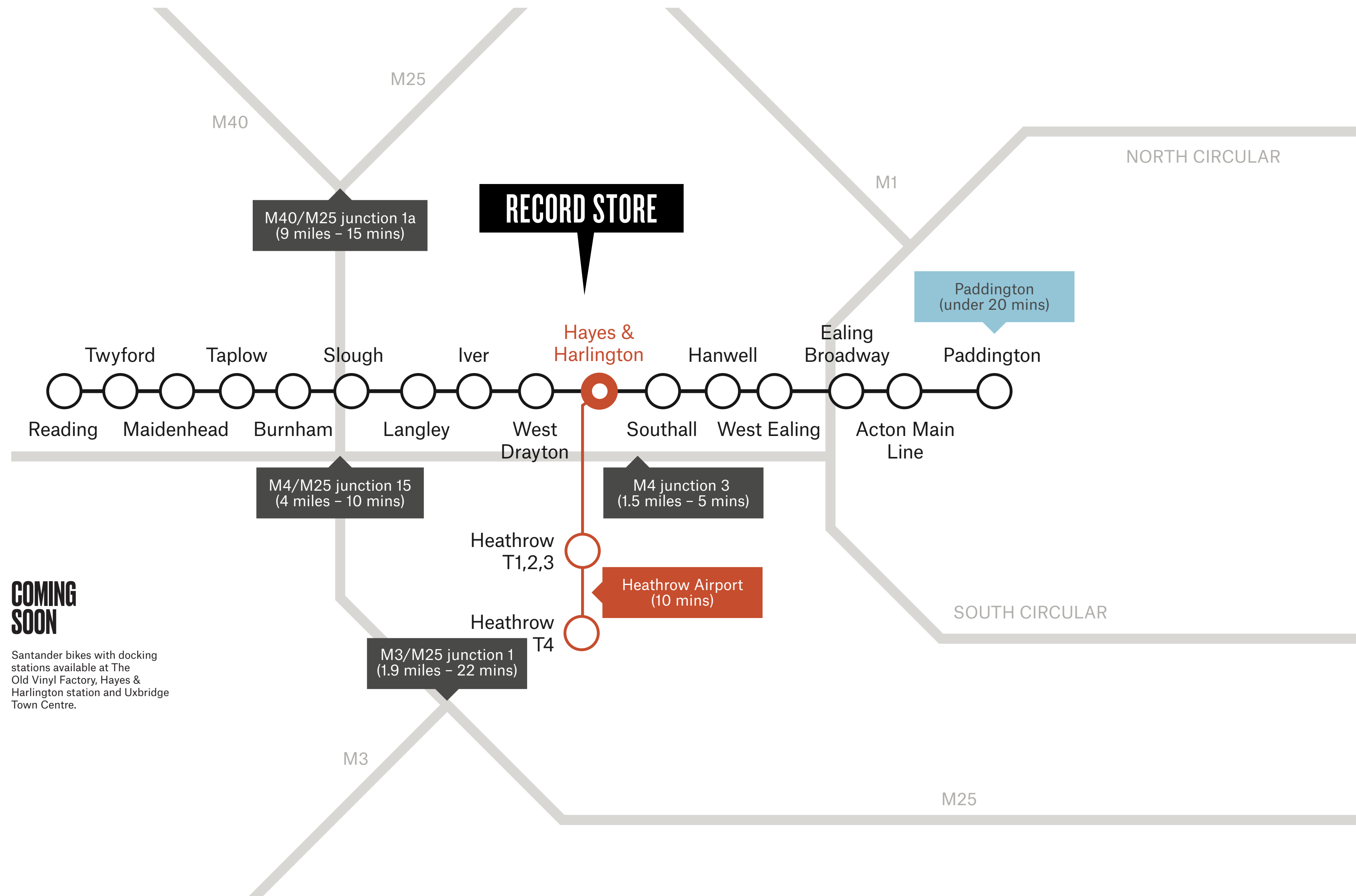
The Old Vinyl Factory is on the M4 (Junction 3), and a 10-minute drive from the M25, connecting the site to Heathrow, Reading, Bristol and the South East. It is also a short distance from Uxbridge Road and the M40, which takes you to Oxford.

## BY AIR

Just four miles away from Heathrow, international visitors can sail through to their final destination. The train from Heathrow to Hayes & Harlington takes 10 minutes, but with the opening of the Elizabeth Line this will shrink to five minutes.

## COMING SOON

Santander bikes with docking stations available at The Old Vinyl Factory, Hayes & Harlington station and Uxbridge Town Centre.

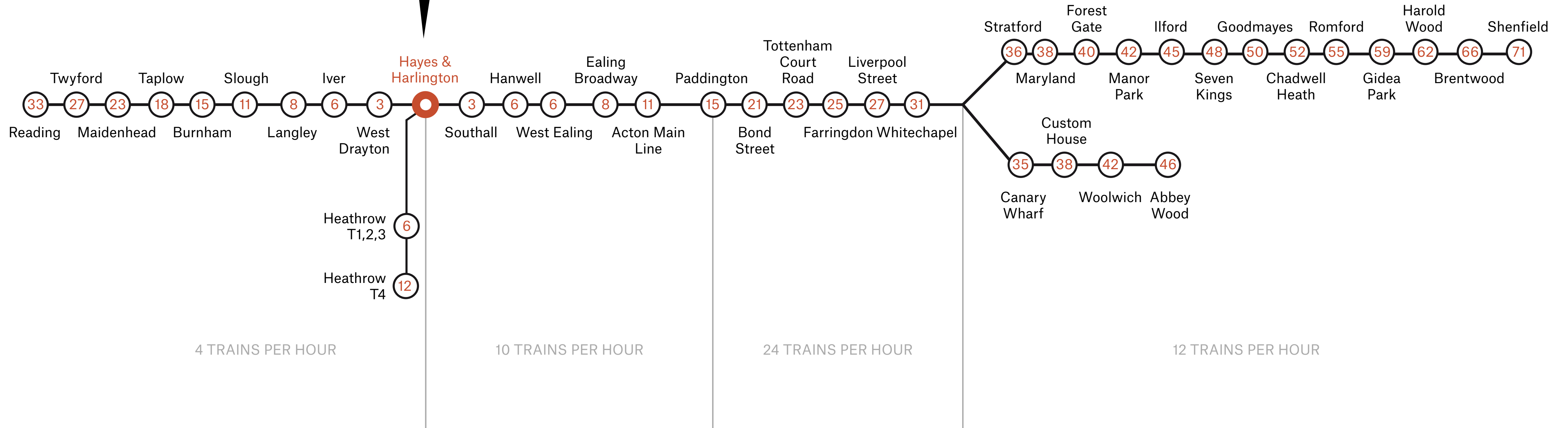




# TRANSPORT LINKS ELIZABETH LINE

15 Journey times in minutes from Hayes and Harlington Station

**RECORD STORE**





**THE OLD  
VINYL FACTORY**

**WHERE  
HISTORY  
WAS IS  
MADE**



## MUSIC BOX

Multi-storey car park plus retail

COMPLETE

## 1 VINYL SQUARE

138 homes plus restaurants and retail

COMPLETE 2022

## GLOBAL ACADEMY

A University/Technical College specialising in the broadcast and digital media industry with 600 students

COMPLETE

## ASSEMBLY BUILDING

181 homes plus restaurants and retail

COMPLETE 2021

## POWERHOUSE

PlusX Innovation Hub with café

COMPLETE 2020

## BOILER HOUSE

54 homes all sold with restaurant / retail unit below and grocery store

COMPLETE

## THE GRAMOPHONE

Three-screen boutique cinema with live music venue, community space, a café and bar and an EMI exhibition space

COMPLETE 2021

HAYES TOWN CENTRE

HAYES AND HARLINGTON STATION

## VENEER STORE

Multi-storey car park plus retail

## SHIPPING BUILDING

Office space fully let

COMPLETE

## CABINET BUILDING

230,000 sq ft office space

## RECORD STORE

84,000 sq ft office space

COMPLETE

## MATERIAL STORE

189 homes for rent with The Nest climbing centre, fitness studio and café now open

COMPLETE

## MACHINE STORE

81 homes plus retail / restaurant space and a medical centre

COMPLETE 2020

## THE GATEFOLD

133 homes to rent

COMPLETE

STOCKLEY PARK

HYDE PARK HAYES



# MADE IN HAYES

On every Beatles LP, the words 'Hayes, Middlesex, England' are emblazoned across the back. As the headquarters of EMI, the crown jewel of the British record industry, it was here that the band's records were mastered, pressed and packaged. At its peak, the Hayes complex employed 22,000 people. Not only did the company manufacture records here, but it also made television sets and early computers too, largely thanks to its in-house engineering geniuses. The revolution wasn't just a musical one, but there was no doubt it was made in Hayes.



# YOU'RE IN GOOD COMPANY

Next door to the Record Store  
is the Shipping Building which  
is already fully let and home to:

**SONOS**  
**SITA**  
**CHAMP CARGOSYSTEMS**  
**GO DADDY**  
**KINGSTON SMITH**  
**CENTRAL RESEARCH LABORATORY**



# OPEN NOW

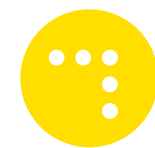
## THE NEST

The Nest is a first class climbing centre, with a workspace, café and gym.

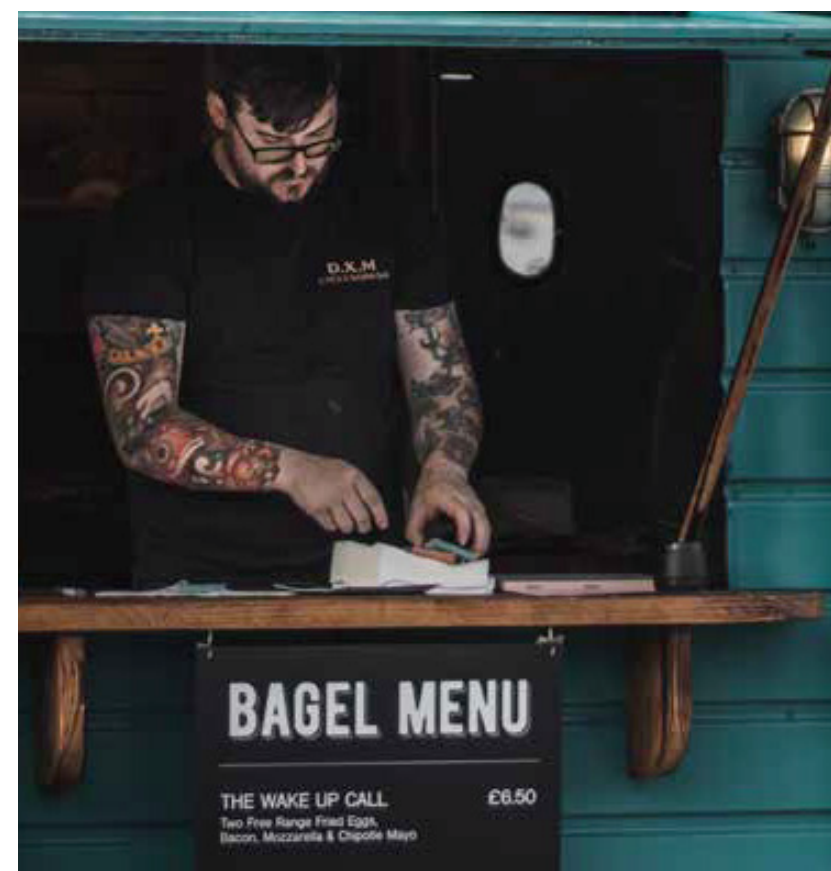


## STREET DOTS

Each week we welcome Street Dots to site, providing a range of tasty foods for everyone to enjoy.



StreetDots



# COMING 2020

## LANDSCAPING

Come Spring, The Old Vinyl Factory will be flourishing with the majority of landscaping complete. Vinyl Square, being the largest and most prominent public landscaped area, will include new seating, play space and will be home to the 6-metre sculpture of Nipper the Dog, the original symbol of HMV, a label that was born on site.



## PLUS X INNOVATION HUB

The Powerhouse is being transformed into a 20,000 sqft innovation hub by Plus X. This facility will expand on the existing Central Research Laboratory on site, with new flexible workspaces, prototype labs, events space and café.

Opposite the Powerhouse, will be a new grocery store located in the Boiler House and will be ready to welcome the local community early next year.



# COMING 2021

## THREE-SCREEN BOUTIQUE CINEMA

Really Local Group opens the doors of the Gramophone, a three-screen boutique cinema with a live music venue, community space, a café and bar and an EMI exhibition space.



CATFORD MEWS CINEMA BY REALLY LOCAL GROUP

# WHY HAYES?



“ I’m delighted to say that I was amongst the very first start-ups to arrive here at the Central Research Laboratory in the Old Vinyl Factory. It has been an exciting journey and I have seen the community grow over the years... ”

**KULJIT BHAMRA MBE. KEDA MUSIC**

“ The Old Vinyl Factory is a fantastic place for our business. Moving into a dedicated hardware space has been a huge step for our organisation. ”

**ANDREI DANESCU BOTS AND US**



“ Hayes has the perfect offering in The Old Vinyl Factory, and The Pressing Plant was the obvious choice for Really Local Group to be able to build on the rich cultural and industrial heritage that existed for decades in the area. ”

**REALLY LOCAL GROUP**



“ When we first viewed the Old Vinyl Factory site we were blown away by the plans for its development and felt that this would be an environment that our employees would really appreciate. ”

**ASPECT TENANT**



“ We fell in love with the development from the very first viewing. We are so happy to be a part of the Fizzy Hayes community. ”

**FIZZY LIVING TENANT**

“ The location is ideal for commuters, only 4mins walk to a station that goes into Paddington. The neighbours are very respectful and there is a good sense of community. ”

**FIZZY LIVING TENANT**



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## AGENTS



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