

Unit 1 Segro Park Hayes

84,289 sq ft of Grade A Industrial/Distribution/Data Centre/Film Studio Space



7 MVA power available



BREEAM Excellent building



Secure Estate



10 minute walk from Hayes & Harlington station (Elizabeth Line)



Prime West London Location



Planning granted for Data Centre use



Description

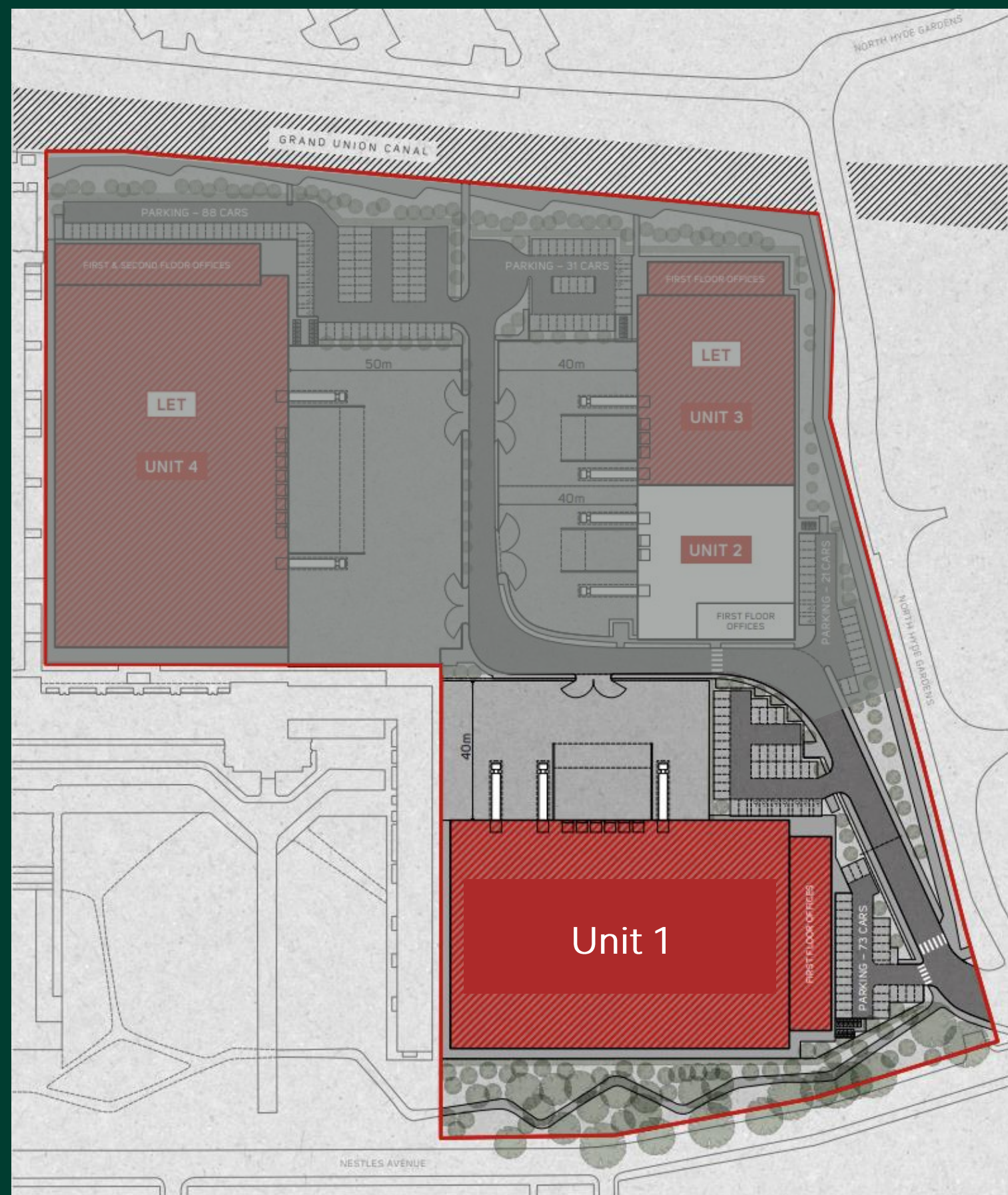
Unit 1 SEGRO Park, Hayes is a new Grade A industrial unit situated within a premium mixed-used development on a 30-acre site. Tenants benefit from a security gatehouse on site as well as separate secure yards. In addition, the estate is a short walk from Hayes & Harlington station.

The unit itself benefits from 6 dock level and 3 level access doors, served by a 40m secure yard and 14m eaves height maximising the cubic capacity of the building. With 7MVA immediately available and 24/7 access, Unit 1 provides a rare opportunity for data centre use, with planning already granted.

Area	Area (sq ft)	Area (sq m)
Warehouse	74,286	6,901
Office	10,003	929
Total (GEA)	84,289	7,830

Specification

- 14m eaves height
- 6 dock level loading doors
- 3 level access loading doors
- 40m yard depth
- Secure, gated yard
- Solar panelled roof
- 73 car parking spaces
- Up to 7 MVA power available



Location

Hayes, located in West London, is a thriving hub for industrial activity offering an advantageous distribution network location and access to a highly skilled labour force.

Hayes and Harlington is located on the Elizabeth Line, Crossrail, providing direct access to major destinations across London and beyond including Paddington, Bond Street, Canary Wharf and Heathrow Airport.

In addition to rail services, Hayes is well connected by road. Segro Park is just 3.5 miles from the A40 and 4.5miles from the M25.

Heathrow is accessible within 15 minutes from the site, located just 3 miles away.

Terms

Available to let by way of assignment or sublease with potential to negotiate a new lease directly from the landlord.

Rates

Parties are advised to make their own enquiries with Hillingdon Council.

EPC

This property has an EPC of A

Rent

On application



Road Link	Distance
A40 (Western Avenue)	3.5 miles
M25 (J15)	4.5 miles
M4 (J3)	0.6 miles
M4 (J4)	2.3 miles
M40 (J1A)	9.1 miles



For further information or if you wish to arrange a viewing, please contact:

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Viewings strictly by appointment only.

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