boxyard
HAYES

Unbox the best logistics space for your business

4 Grade A units available to let
15,458 – 83,746 sq ft

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Boxyard comprises 4 cutting edge warehouse units, situated in a secure, sustainable and landscaped industrial park, with ample parking. Each unit has first floor office and mezzanine spaces. Boxyard pushes the bar in sustainability, targeting EPC A+ and BREEAM Outstanding.

Key features include a large loading area with multiple loading doors, 12.5m clearance, passenger lifts and glazing to all first floor accommodation. Boxyard has been designed to suit a range of storage, distribution, manufacturing and studio uses and offers a new destination for businesses to excel.

Accommodation

UNIT 1	sq m	sq ft		UNIT 3	sq m	sq ft
Ground Floor	1,579	16,997		Ground Floor	1,385	14,908
1st Fl Office	254	2,734		1st Fl Office	219	2,357
Mezzanine	335	3,606		Mezzanine	191	2,056
Total	**2,168**	**23,337**		**Total**	**1,795**	**19,321**

UNIT 2	sq m	sq ft		UNIT 4	sq m	sq ft
Ground Floor	1,108	11,927		Ground Floor	1,836	19,763
1st Fl Office	171	1,841		1st Fl Office	306	3,294
Mezzanine	157	1,690		Mezzanine	239	2,573
Total	**1,436**	**15,458**		**Total**	**2,381**	**25,630**

TOTAL	**7,780**	**83,746**

Specification

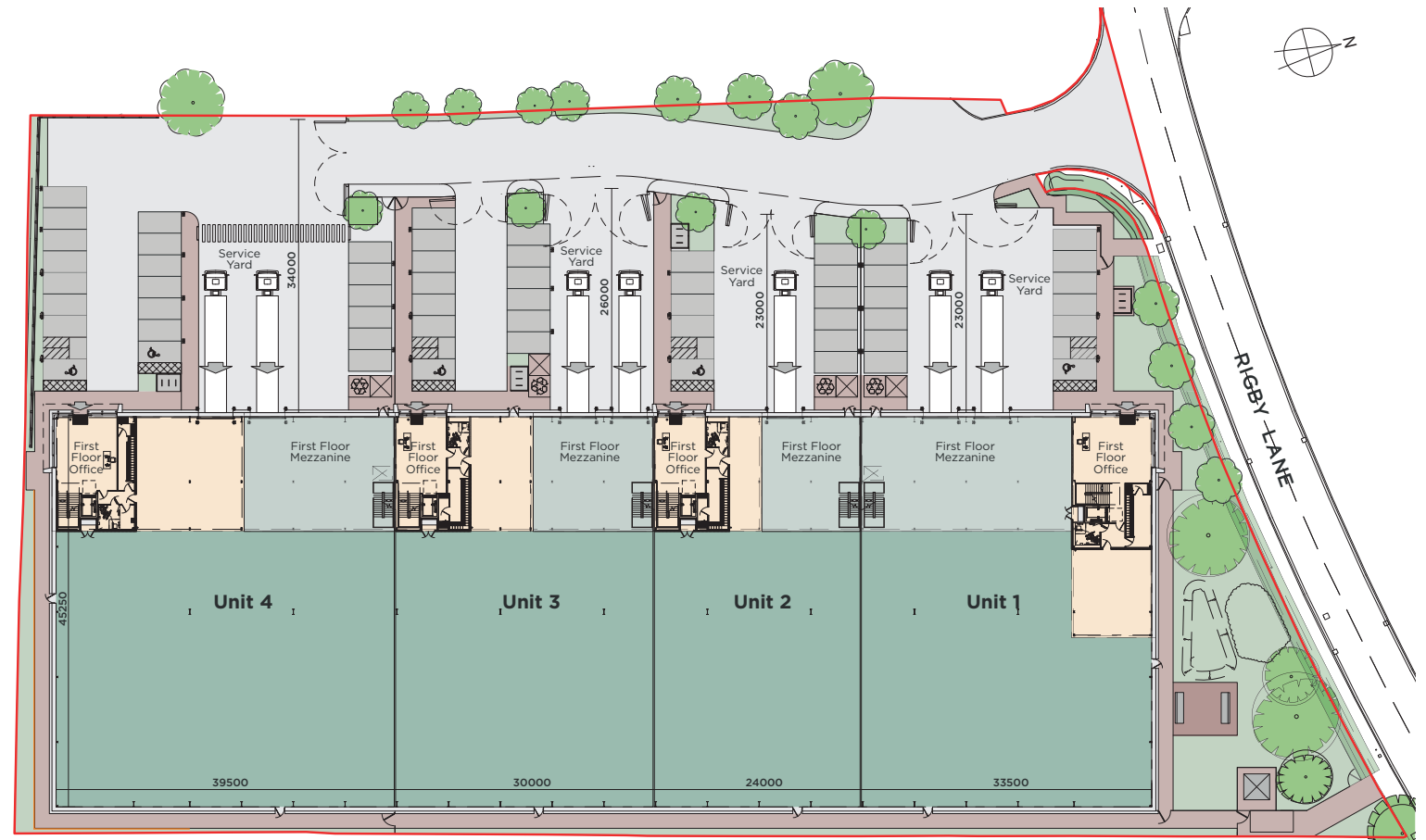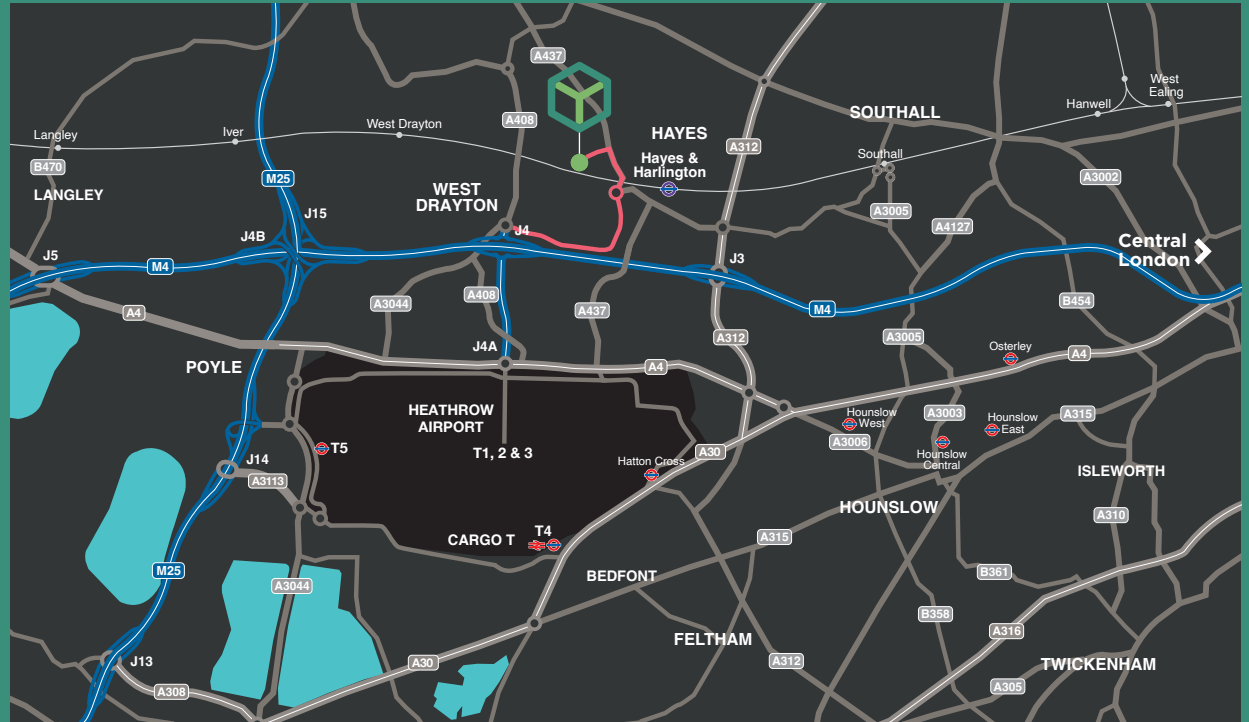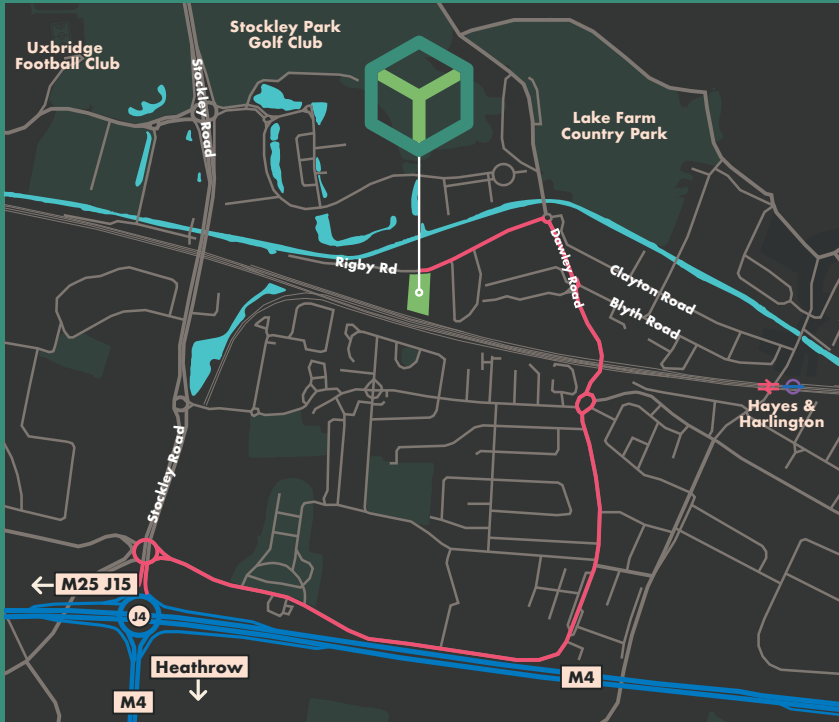|	
Targeting BREEAM Outstanding	Targeting EPC A+ / Net Carbon Zero
Roof glazing	Photovoltaic roof panels
Landscaping and tree planting	EV charging
7 loading bays	Passenger lifts to all units
Structural mezzanines	12.5m clearance

Service Yard

34000

Service Yard

26000

Service Yard

23000

23000

Service Yard

First Floor Office

First Floor Mezzanine

First Floor Office

First Floor Mezzanine

First Floor Office

First Floor Mezzanine

First Floor Mezzanine

First Floor Office

45250

Unit 4

Unit 3

Unit 2

Unit 1

39500

30000
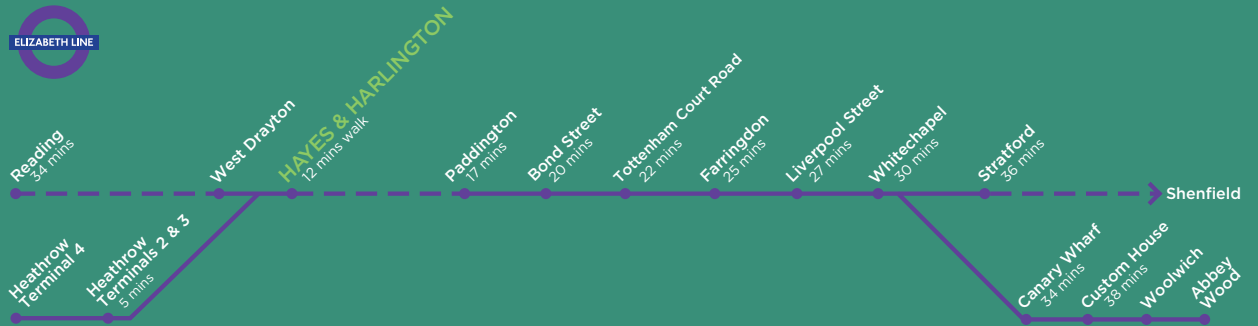
24000

33500

RIGBY LANE

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Location

Boxyard is strategically located in the heart of Hayes, providing swift access to major transportation routes, including the M4 and M25 motorways, as well as Heathrow Airport.

Destination drive times

	miles	mins
M4 (J3)	0.6	3
Hayes & Harlington Station (Elizabeth Line)	0.6 (12 mins walk)	3
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40 Target Roundabout	3.7	13
M25 (15)	4.5	11
M40 (J1)	7.1	20
Heathrow Cargo T	8.1	21
Central London	17.3	76

ELIZABETH LINE

Reading 34 mins · West Drayton · **HAYES & HARLINGTON** 12 mins walk · Paddington 17 mins · Bond Street 20 mins · Tottenham Court Road 22 mins · Farringdon 25 mins · Liverpool Street 27 mins · Whitechapel 30 mins · Stratford 36 mins · Shenfield

Heathrow Terminal 4 · Heathrow Terminals 2 & 3 5 mins · Canary Wharf 34 mins · Custom House 38 mins · Woolwich · Abbey Wood

Designed by **HEKKTA**