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Business Park

Hayes UB2 5NH

- › 9 industrial/warehouse units
- › 5,081 - 39,730 sq ft
- › Premier West London trade/logistics location
- › Available Q2 2025

To let

To Let



A development by:
Chancerygate

BRIDGES
Fund Management

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Business Park

Situated on Southall Lane in a predominantly industrial area to the north of the M4 motorway (Junction 3) in West London.

Hayes is a large suburban town in south London, England, 11 miles west of Paddington.

Frequent train services to central London and Heathrow via Southall and Hayes & Harlington Elizabeth Line stations.

One of the largest commercial districts in Greater London owing to its proximity to London's largest airport and road access to central London.

Planning Use

Class E (formally B1c) B2 and B8 uses.

Terms

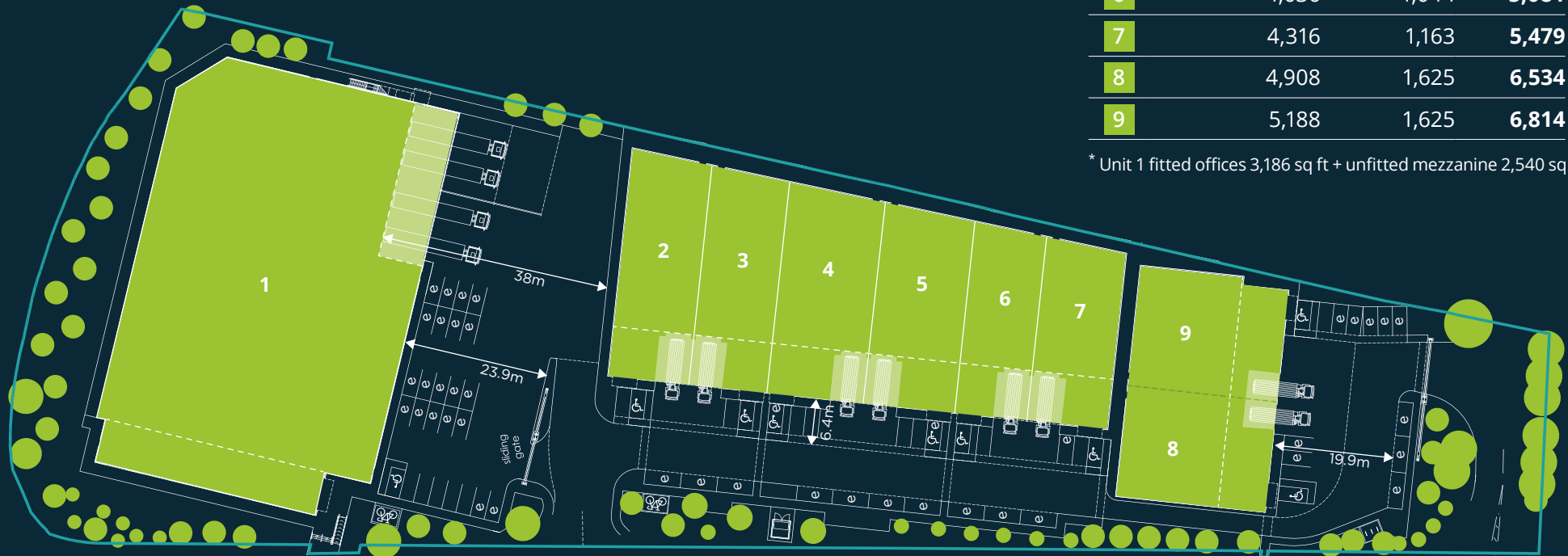
Available on a leasehold basis.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	34,003	5,726*	39,730
2	5,349	1,163	6,512
3	5,005	1,130	6,135
4	5,898	1,389	7,287
5	5,263	1,302	6,566
6	4,036	1,044	5,081
7	4,316	1,163	5,479
8	4,908	1,625	6,534
9	5,188	1,625	6,814

* Unit 1 fitted offices 3,186 sq ft + unfitted mezzanine 2,540 sq ft





 EVCARGO

 COSTCO
WHOLESALE

 BIG
Y OR
SELF
STORAGE

Industrial and Warehouse Unit 1

39,730 sq ft







General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:

 Comfort cooling/ heating	 Shower facilities	 Fitted first floor offices
 WCs	 Lift	 24/7 access available

Warehouse/industrial:

 10m clear internal height	 50kN sq m floor loading	 2 x docks and 2 x level access door
 24-38m yard depth	 Landscaped environment	 Private gated yard



Computer Generated Image of unit 1



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Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Units 2-7

5,081 up to 37,060 sq ft (units 2-7 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:

 <p>Comfort cooling/ heating</p>	 <p>Shower facilities</p>	 <p>Fitted first floor offices</p>
 <p>WCs</p>	 <p>24/7 access available</p>	

Warehouse/industrial:

 <p>8.4m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Ability to combine units</p>
 <p>12 year collateral warranty available</p>	 <p>Landscaped environment</p>	 <p>TRADE Roadside location ideal for trade counter users</p>



Computer Generated Image of units 2-7



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Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Units 8-9

6,534 up to 13,348 sq ft (units 8-9 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:



Comfort cooling/
heating



Shower
facilities



Fitted first
floor offices



WCs



24/7 access
available

Warehouse/industrial:



8.4m clear
internal height



37.5kN sq m
floor loading



Ability to
combine units



12 year collateral
warranty available



Landscaped
environment



Computer Generated Image of units 8-9



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Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

Air source heat pumps

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels to
all units

Targeting
BREEAM
'Excellent'

Targeting
EPC A+

Net Zero
Carbon in
operation

High
performance
insulated cladding
and roof
materials

Exterior
or interior
cycle storage to
encourage
cycling to
work

Active
and passive
Electric vehicle
charging
points

Landscaping
including
native and
non-native
species

Low
speed limit
restrictions to
reduce
emissions



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Travel Distances

Road:

M4 motorway (J3)	0.7 miles
A40	4 miles
M4/M25 junction	4.5 miles
M1 motorway (J1)	12 miles

Rail:

Southall Railway Station	1.3 miles
Hayes & Harlington Station	1.3 miles

Airport:

Heathrow Airport	2.7 miles
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, June 2024.

231103.06/24