



Gateway West London

Uxbridge Road Hayes UB4 0JN

NOW AVAILABLE
FULLY REFURBISHED
40,423 SQ FT (3,755 SQ M)
TO LET




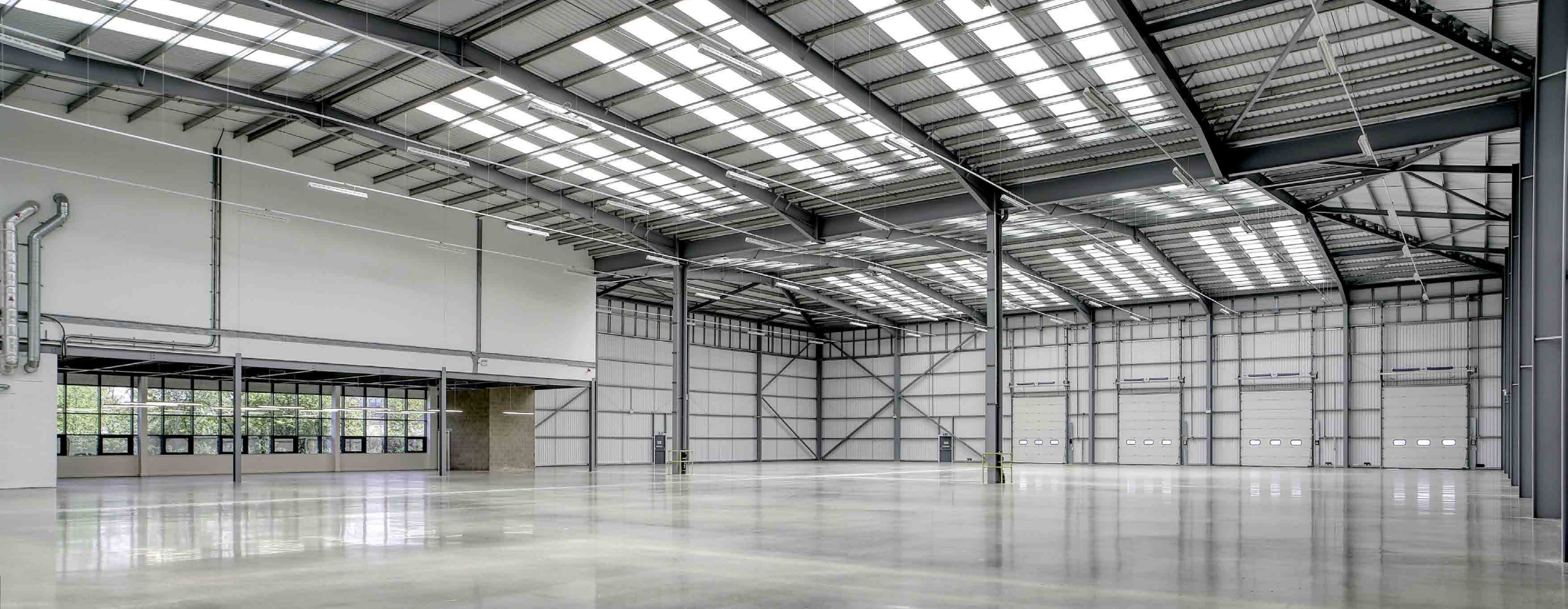
A











B

C

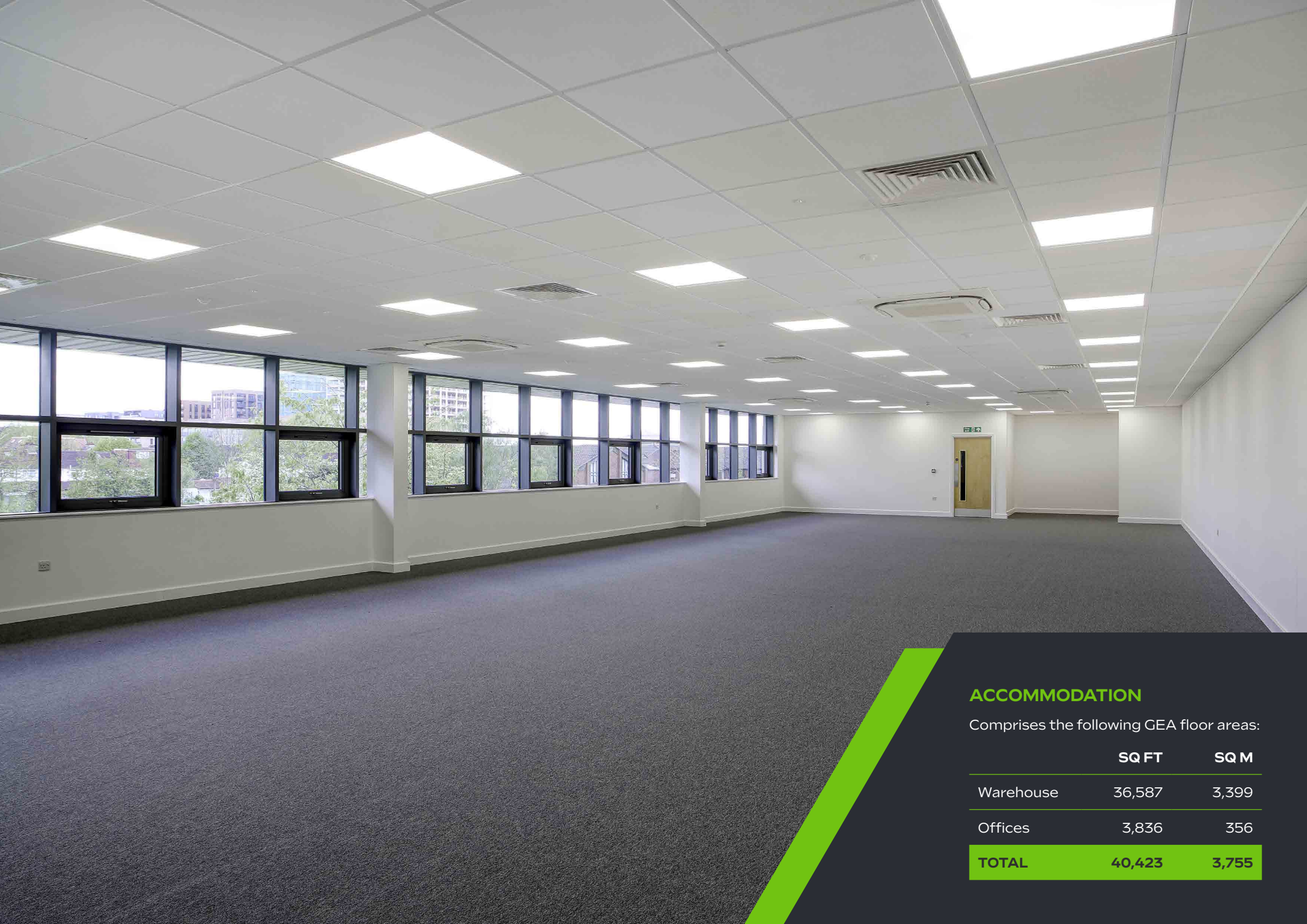
D

5



 <p>10m minimum clear height</p>	 <p>4 ground level loading doors</p>	 <p>Secure yard with a depth of 35m</p>	 <p>45 car parking spaces</p>	 <p>Air conditioned offices</p>	
<p>SPECIFICATION</p> <p>Unit D is a high specification Grade A logistics/warehouse unit.</p> <p>Specification includes:</p>	 <p>Floor loading 50kN/m²</p>	 <p>PV solar panel roof system 50.54 kWp</p>	 <p>15% roof lights</p>	 <p>315KVA</p>	 <p>24/7 unrestricted access</p>





ACCOMMODATION

Comprises the following GEA floor areas:

	SQ FT	SQ M
Warehouse	36,587	3,399
Offices	3,836	356
TOTAL	40,423	3,755



ECO, CARBON REDUCTION AND SUSTAINABILITY

Align your corporate and
property values.



EPC
rating A



BREEAM rating
'Very Good'



EV charging
points



PV solar panel
roof system
50.54 kWp



Cycle
storage



LED
lighting

ROLEC



UNIT D

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LOCATION

Gateway West London is situated on the south side of the Uxbridge Road, 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. The Uxbridge Road (A4020) gives local access to nearby Southall, Hayes

and Uxbridge and the A312 offers a fast connection to the M4 to the south and the A40 (Greenford, Park Royal, Acton) to the north. Southall station, Elizabeth line, is only 1 mile away and offers swift services to Ealing Broadway, Reading, Heathrow and Bond Street.



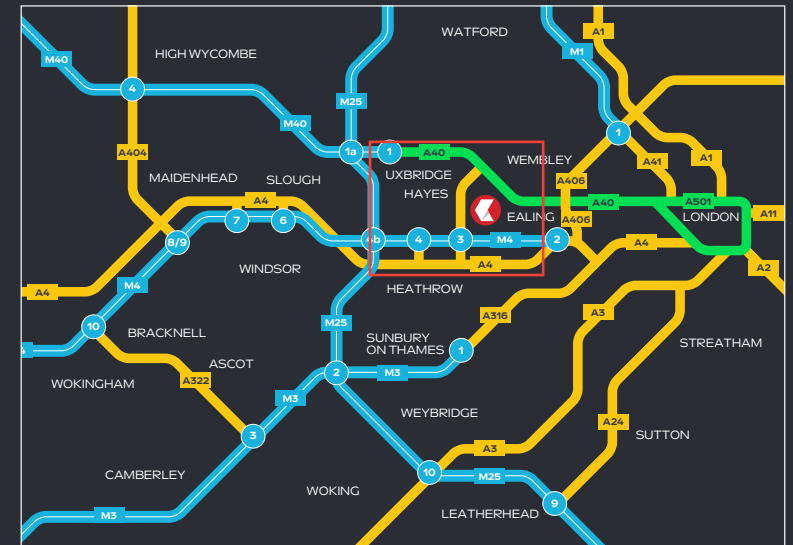
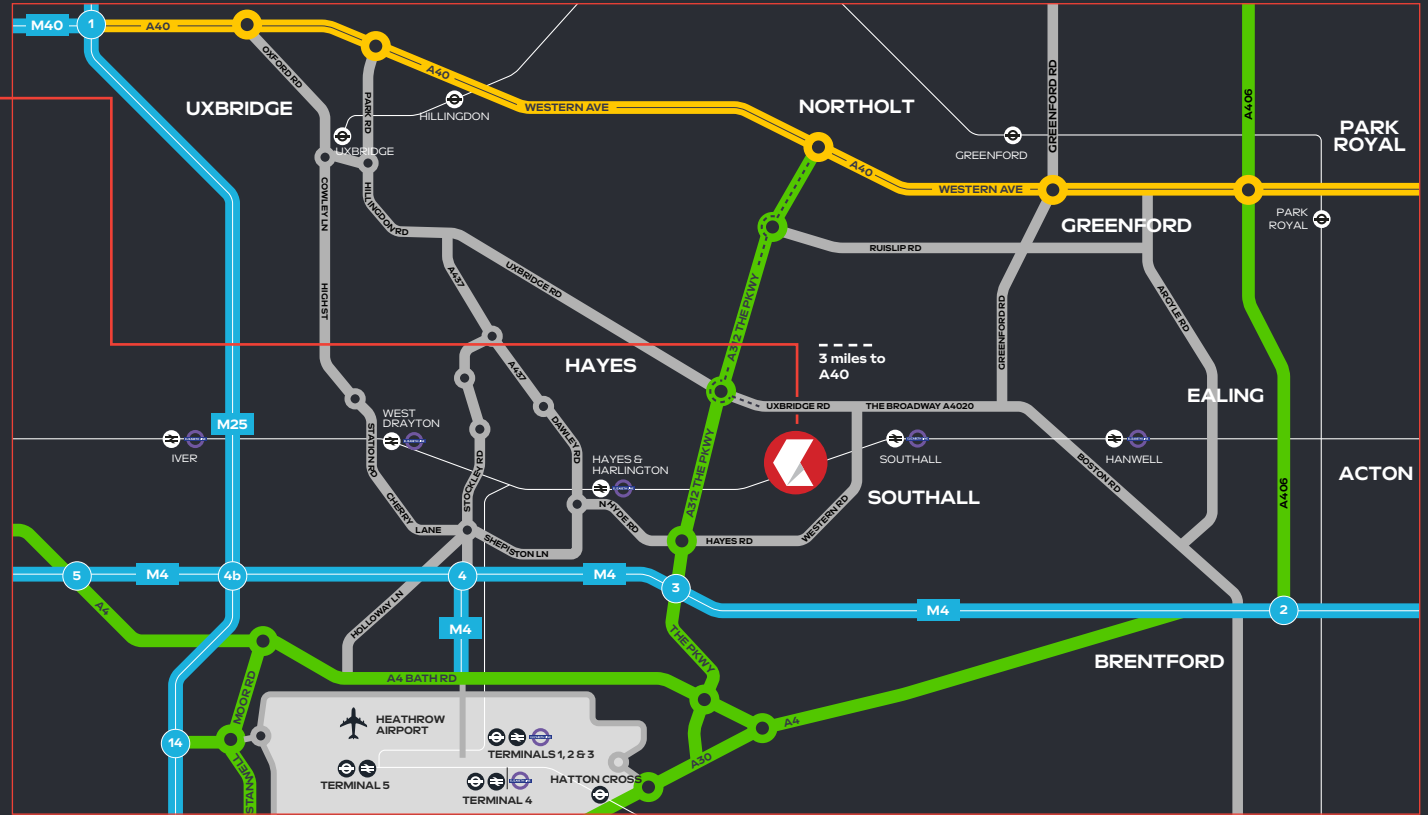


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TRAVEL DISTANCES

A312	0.5 miles
Southall Elizabeth Line Station	1.1 miles
M4 Junction 3	1.7 miles
Hayes & Harlington Elizabeth Line Station	2.6 miles
A40 Target Roundabout	3 miles
Greenford	3.3 miles
Uxbridge	5 miles
M25 Junction 15	5.3 miles
Heathrow Airport	6.8 miles
Park Royal	9.2 miles
Central London	13.3 miles





VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.



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