




Gateway West London

Uxbridge Road Hayes UB4 0JN



UNIT C – TO LET
Grade A specification
modern logistics unit
43,842 SQ FT (4,072 SQ M)











COMING SOON



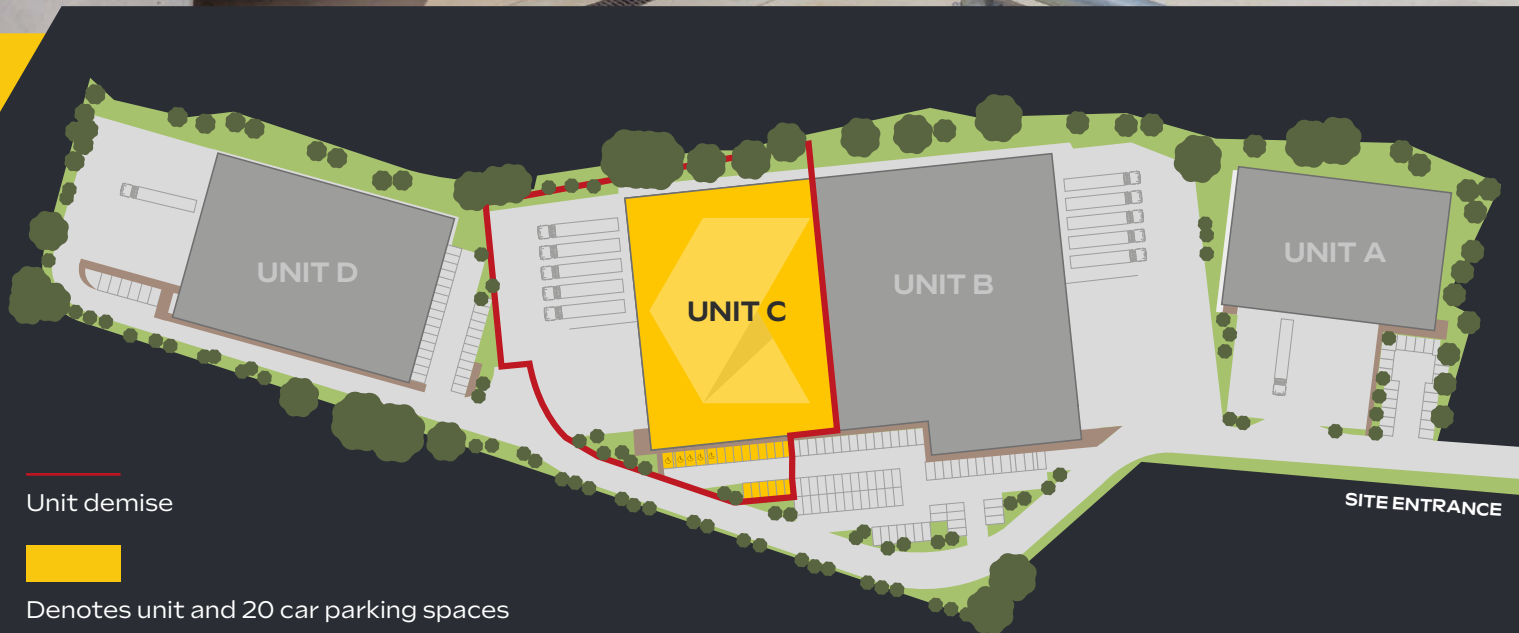
SPECIFICATION

Unit C is a modern, refurbished industrial/warehouse unit.

Specification includes:

 12m minimum clear height	 5 dock level loading doors	 2 ground level loading doors	 Secure yard with a depth of 39m	 20 car parking spaces
 Floor loading 50kN/m ²	 PV solar panel roof system	 15% roof lights	 3 phase electricity power supply	 24/7 unrestricted access





Unit demise

Denotes unit and 20 car parking spaces

ACCOMMODATION

Comprises the following GEA floor areas:

	SQ FT	SQ M
Warehouse	41,307	3,837
Offices	2,535	235
TOTAL	43,842	4,072



M4 J3

1.7 MILES

TO HEATHROW, BRENTFORD & CENTRAL LONDON

TO UXBRIDGE



**M25 J15
M40 J1**

8 MILES



A40 3 MILES

TO GREENFORD, PARK ROYAL & ACTON

THE PARKWAY

A312

A312

A4020 UXBRIDGE ROAD

SPRINGFIELD ROAD INDUSTRIAL AREA

HAYES BRIDGE RETAIL PARK

TO EALING



UNIT C

Gateway West London

Uxbridge Road **Hayes UB4 0JN**

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.

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



Cycle storage



LED lighting



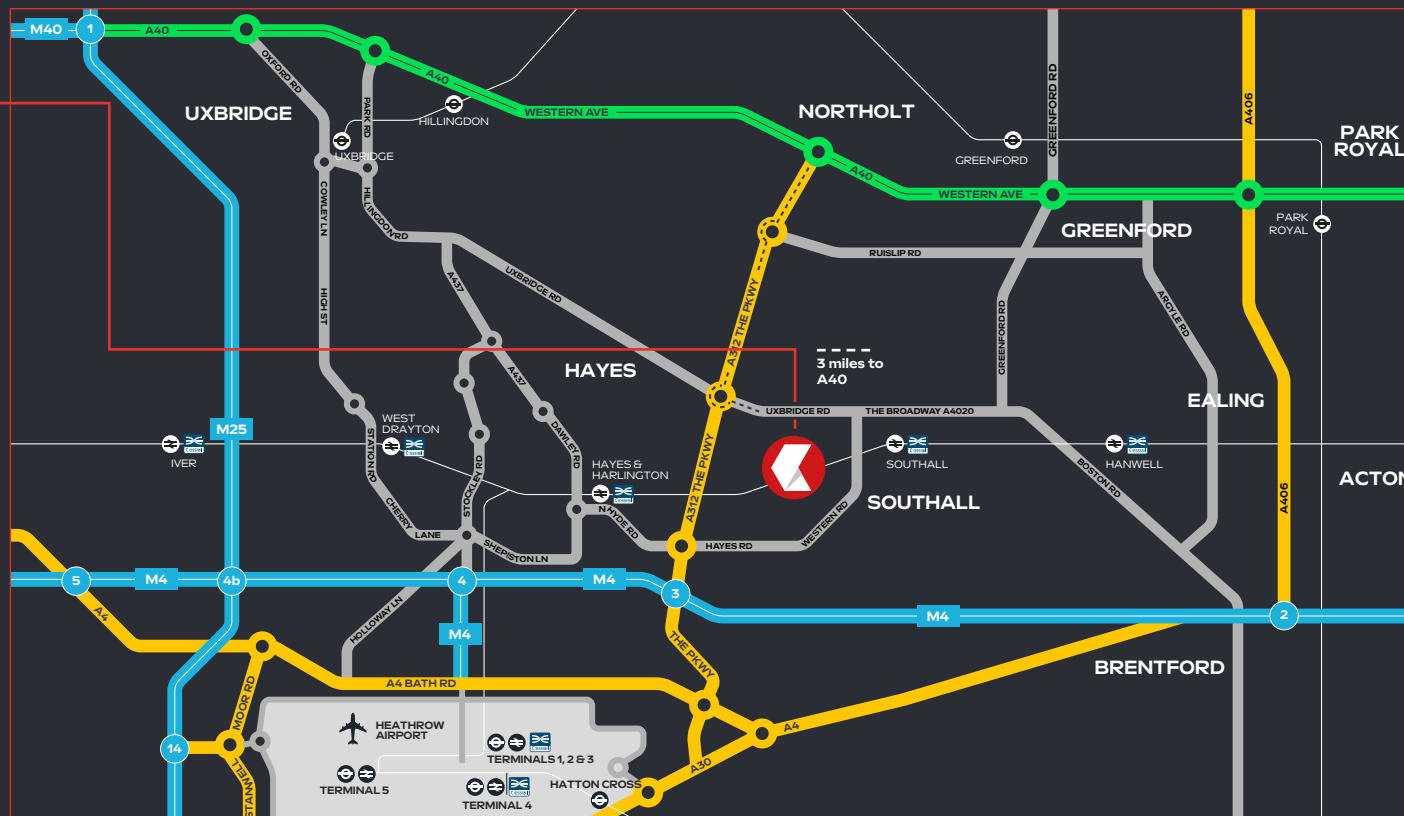


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TRAVEL DISTANCES

A312	0.5 miles
Southall Crossrail Station	1.1 miles
M4 Junction 3	1.7 miles
Hayes & Harlington Crossrail 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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jll.co.uk/property

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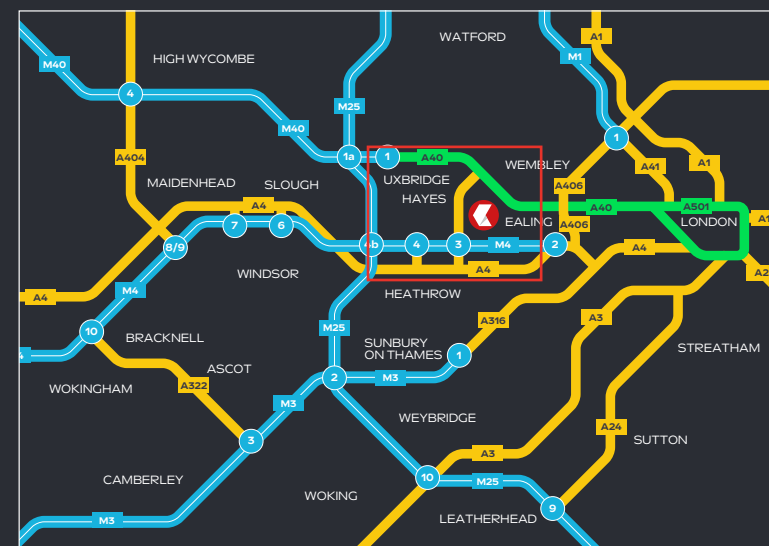
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