

UXBRIDGE ROAD | HAYES | UB4 0JN

# DOCK 108

GATEWAY WEST LONDON

**TO LET**

108,023 SQ FT (10,036 SQ M)

MODERN LOGISTICS UNIT WITH GRADE A SPECIFICATION



# XDOCK108

DOCK 108

FLOOR AREAS (GEA)	SQ FT	SQ M
Warehouse	98,529	9,154
Offices 1st floor	4,747	441
Offices 2nd floor	4,747	441
<b>Total</b>	<b>108,023</b>	<b>10,036</b>



12M  
EAVES



10 DOCK LEVEL  
LOADING DOORS



4 LEVEL ACCESS  
LOADING DOORS



600KVA 3 PHASE  
POWER SUPPLY



AIR CONDITIONED  
OFFICES



PASSENGER LIFT &  
RECEPTION AREA



CROSS  
DOCKING



LED  
LIGHTING



24/7 UNRESTRICTED  
ACCESS



SECURE  
ESTATE



2 X YARDS  
40M/39M DEEP



90 CAR PARKING  
SPACES



12 DUAL EV  
CHARGING POINTS



ENERGY EFFICIENT  
LED LIGHTING



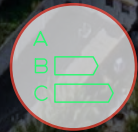
GREEN ROOF  
ABOVE OFFICES



VRF AIR-  
CONDITIONING



CYCLE  
STORAGE POINTS



EPC  
RATING A++



BREEAM RATING  
'VERY GOOD'



PV SOLAR  
SYSTEM 304.2 KWP



15% ROOF  
LIGHTS







Heathrow

Lufthansa Technik

gategroup

DHL

Radmat

Canon

M25

A312 / THE PARKWAY

INTERNATIONAL TRADING ESTATE

HAYES & HARLINGTON STATION

ACCESS HEATHROW IN 15 MINUTES

M4 J3



XDOCK108

GATEWAY TO GLOBAL REACH,  
15 MINUTES TO HEATHROW



# HIGH-PERFORMANCE LOGISTICS, PERFECTLY CONNECTED

IMMEDIATE AVAILABILITY, BEST-IN-CLASS  
ESG FEATURES, AND UNRIVALLED ACCESS  
TO AMENITIES AND TRANSPORT LINKS.



SECURE



FLEXIBLE LOADING  
OPTIONS



24/7 USE



LARGE VOLUME  
CAPACITY



GOOD YARD  
CIRCULATION SPACE



# WHERE LOGISTICS TAKE FLIGHT

Unlock a world of possibilities at X-Dock – your gateway to global logistics. Just 2 miles from Heathrow's bustling cargo terminal, X-Dock offers seamless access to a network connecting over 234 destinations worldwide (as of July 2024).

As one of Greater London's most established logistics hubs, X-Dock boasts unbeatable connectivity. With direct access to the M25 (J14), proximity to Heathrow's passenger and cargo terminals, and strategic last-mile links to Europe's largest consumer market—London—X-Dock is where global reach meets local advantage. Ready to take your logistics to new heights? It all starts here!

**83.9 MILLION  
PASSENGERS**

THROUGH HEATHROW  
IN 2024

**OVER £198.5BN  
OF GOODS**

THROUGH HEATHROW  
IN 2023

**1.5M TONNES  
OF CARGO**

THROUGH HEATHROW  
IN 2024

**£1BN OF  
IMPROVEMENTS**

PLANNED BY HEATHROW  
IN 2025



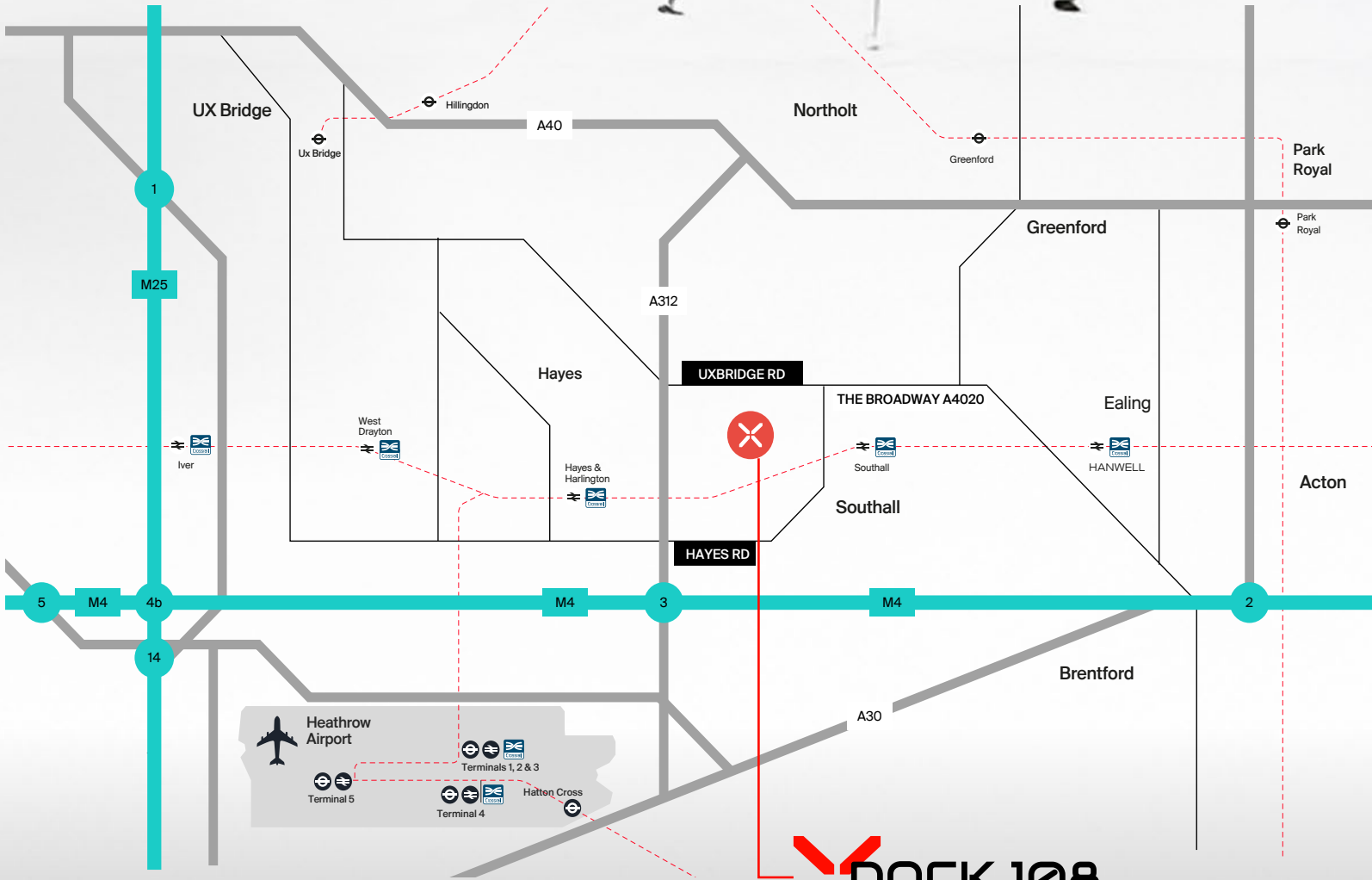


# GATEWAY TO GLOBAL REACH, 15 MINUTES TO HEATHROW

Road	Miles	Mins
M4 J3	2.1 miles	6 mins
A40	2.8 miles	8 mins
M25 J15	5.5 miles	12 mins
Central London	15 miles	40 mins

Airports	Miles	Mins
Heathrow Airport	6.5 miles	15 mins
Luton Airport	36 miles	45 mins
London Gatwick	46 miles	1hr 1 mins
London Stansted	64 miles	1hr 10 mins

From Southall Station (1 mile)	Journey
Ealing Broadway	8 mins
Heathrow Airport	10 mins
London Paddington	14 mins
Bond Street	20 mins



**DOCK 108**  
UB4 0JN



## TERMS

Available by way of a new FRI Lease  
on terms to be agreed.

## FURTHER INFORMATION

Please contact the Joint Sole Agent.



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