



# SWALLOWFIELD WAY INDUSTRIAL ESTATE

Swallowfield Way Industrial Estate,  
Hayes, UB3 1DQ

Industrial / Warehouse Unit  
in the Heart of Hayes

**Unit 4D - 21,654 Sq Ft**

Under Refurbishment - Available Q3 2026



Positioned for access,  
Designed for growth



SWALLOWFIELD WAY  
INDUSTRIAL ESTATE



City of London

STOCKLEY PARK



Heathrow Airport  
10 mins / 4.9 miles

Hayes & Harlington Station

M4

M4

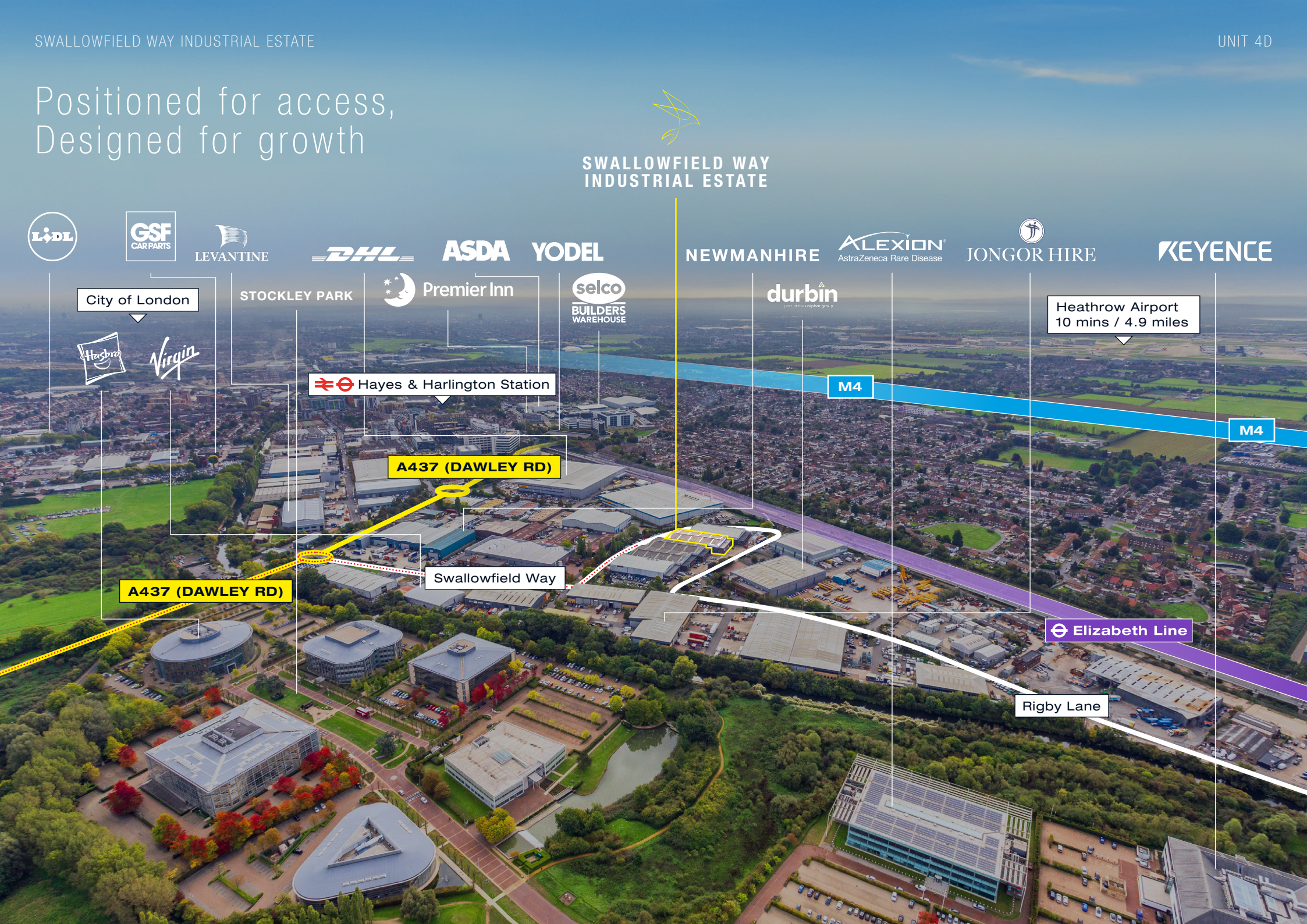
A437 (DAWLEY RD)

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Swallowfield Way

Elizabeth Line

Rigby Lane



# Operationally efficient, Ready to perform

The unit provides clear internal warehouse space within a steel portal frame construction, allowing occupiers flexibility in layout, racking and operational flow. Ancillary office accommodation is positioned to the front elevation, creating a balanced working environment suitable for administrative and customer-facing functions. The unit also benefits from cross-loading, allowing occupiers to make the most of both the front and rear external space.

## Specification



4 Level Access Loading Doors



Air Conditioned Office



Allocated Car Parking Spaces



Under Refurbishment



3 Phase Power (170 kVA)



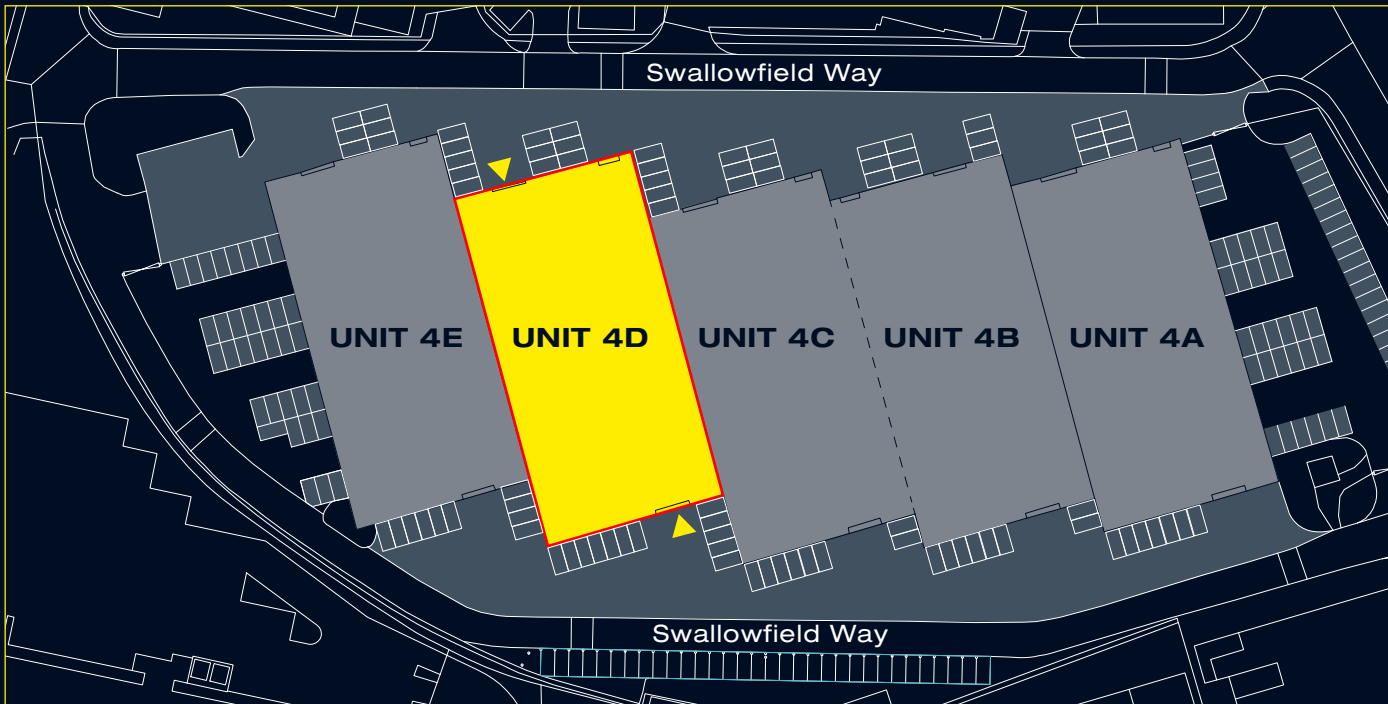
Up to 20m Yard Depth



7.5m Clear Internal Height



EV Charging Points



## Accommodation

Unit 4D (GEA)	Sq Ft	Sq M
Warehouse	20,307	1,887
Office	1,347	125
<b>Total</b>	<b>21,654</b>	<b>2,012</b>

# Prime location, Powerful connections

Unit 4D is located within the established Swallowfield Way Industrial Estate, just off Dawley Road in Hayes. The unit offers excellent connectivity, with Heathrow Airport less than 3 miles south and Junction 3 of the M4 around 2 miles west via the A437.

Hayes Town Centre is within walking distance, providing a range of retail and leisure amenities. Hayes & Harlington Station, served by the Elizabeth Line, offers fast connections to London Paddington and across Central London.

Location	Distance	Time
Dawley Road Bus Stop	0.3 miles	7 mins
Hayes & Harlington Station	0.9 miles	19 mins
M4 (J4 & J3)	2.3 miles	7 mins
Heathrow Airport	3.2 miles	9 mins
A40 Target Roundabout	5.1 miles	12 mins
M25 (J15)	4.5 miles	12 mins





**3,372,463**  
people within a 30 minute drive time



**405,669**  
people within a 15 minute drive time



## Contacts

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