



/NDURENT

125 WESTLANDS

UB3 4AZ
///PENNY.MINT.COMET

PRIME WAREHOUSE UNDER REFURBISHMENT
TO LET: 125,354 SQ FT (11,644 SQ M)



Prime West
London Location.



Targeting EPC A+.



Warehousing that Works.

High performance space for your business.

125 Westlands is currently undergoing a comprehensive refurbishment and will be available for occupation in Q4 2025.

The unit benefits from six dock level loading doors and 10 level loading doors.

The scheme is located on Millington Road, just off Station Road and is only 0.4 miles from Hayes & Harlington Station.

The Westlands Estate is well located in the heart of West London, and sits immediately north of the M4 motorway (Junction 3). Heathrow Cargo Terminal is located 6 miles to the south.

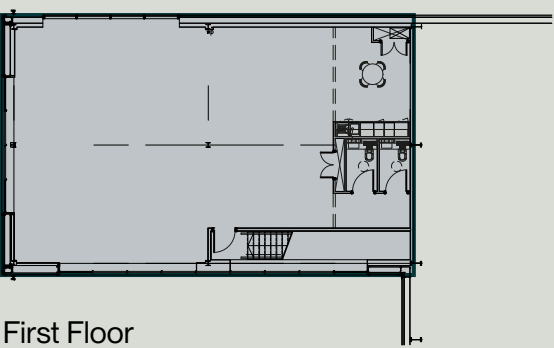
The estate benefits from good local amenities and excellent transport links via road and rail.



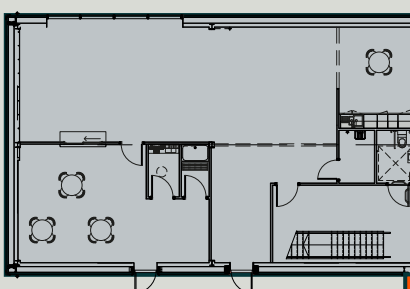
Warehousing that Works.



Unit plan.



First Floor



Ground Floor

4 level access loading doors

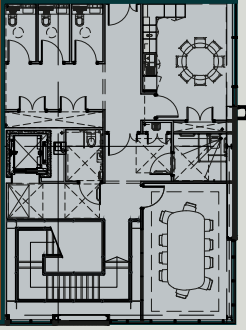
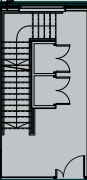
6 dock level loading doors

6 level access loading doors

125 WESTLANDS
125,354 SQ FT (11,644 SQ M)



Ground Floor



First Floor



Schedule of accommodation.

	SQ FT	SQ M
WAREHOUSE	110,330 SQ FT	10,250 SQ M
GF OFFICES INC. TRANSPORT	3,182 SQ FT	295 SQ M
FF OFFICES INC. TRANSPORT	11,842 SQ FT	1,099 SQ M
TOTAL GIA	125,354 SQ FT	11,644 SQ M
YARD DEPTH	65M	
LEVEL ACCESS LOADING DOORS	10	
DOCK LEVEL DOORS	6	

All floor areas are approximate gross internal areas.

WAREHOUSE



10 level access loading doors



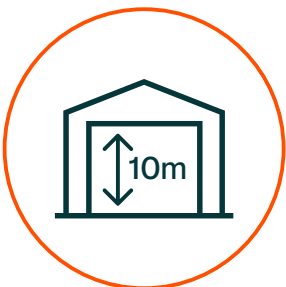
6 dock level loading doors



50 kN/SQ M floor loading



LED lighting throughout



10m eaves height

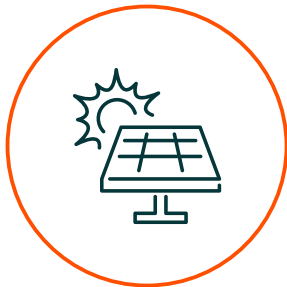
EXTERNAL



Security hut on site



Secure yard extending to c.65m depth



PV panels



147 parking spaces



16 EV charging spaces

OFFICES



Internal showers



Remote access meters



Glazed HQ reception



Office accommodation



Warehousing that Works.



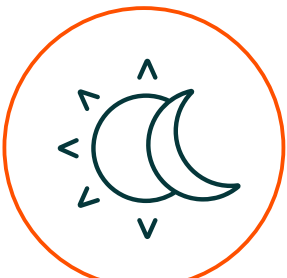
Sustainability.



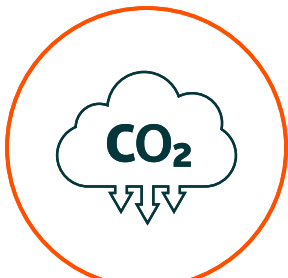
BREEAM UK New Construction 2018 (Shell & Core)
'Excellent' rating



Energy Performance Certificate
EPC A+ rating for excellent energy performance



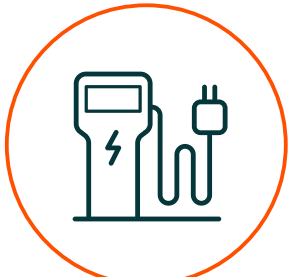
Natural Light
Optimised use of natural light with 15% roof lights and excellent office visibility



Renewable Technologies
Solar PVs and air source heat pumps provide reduced energy consumption and CO₂ emissions



Responsible Sourcing
Assured construction materials with low environmental, economic and social impact



Electric Vehicle Charging
16 charging points provided with provision for to future-proof occupier fleet requirements



Water Regulation Technologies
Efficient sanitary-ware with low flow rates to reduce water consumption



Sustainable Materials
Reduce energy consumption and environmental impact over the life cycle of the building



Bicycle Spaces
Ample spaces in covered shelters encourages environmental travel



Enhanced Cladding
Delivering superior energy performance to reduce running costs



Energy Metering Technology
Allows occupiers to pro-actively manage their energy consumption



Led Lighting
Enables 75% less energy consumption and 25 times more durability than incandescent lighting



Warehousing that Works.

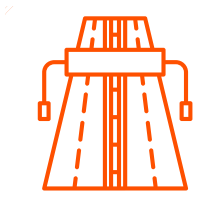
You're well-connected.

 **17 MILES**
to Central London

 **AIRPORTS**
London Heathrow 2.9 miles
London Heathrow Cargo 6 miles
London Luton 35.6 miles

 **ELIZABETH LINE**
Hayes & Harlington Station 0.4 miles

Train times (from Hayes & Harlington Station)
Ealing Broadway 9 minutes
Slough 11 minutes
Paddington 16 minutes
Liverpool Street 27 minutes
(From www.nationalrail.co.uk and based on fastest journey times)

 **MOTORWAY ACCESS**
M4, Junction 3 1.3 miles
M25, Junction 15 4 miles
M40, Junction 1A 12 miles

Within 30 min labour pool

Within 1 hour

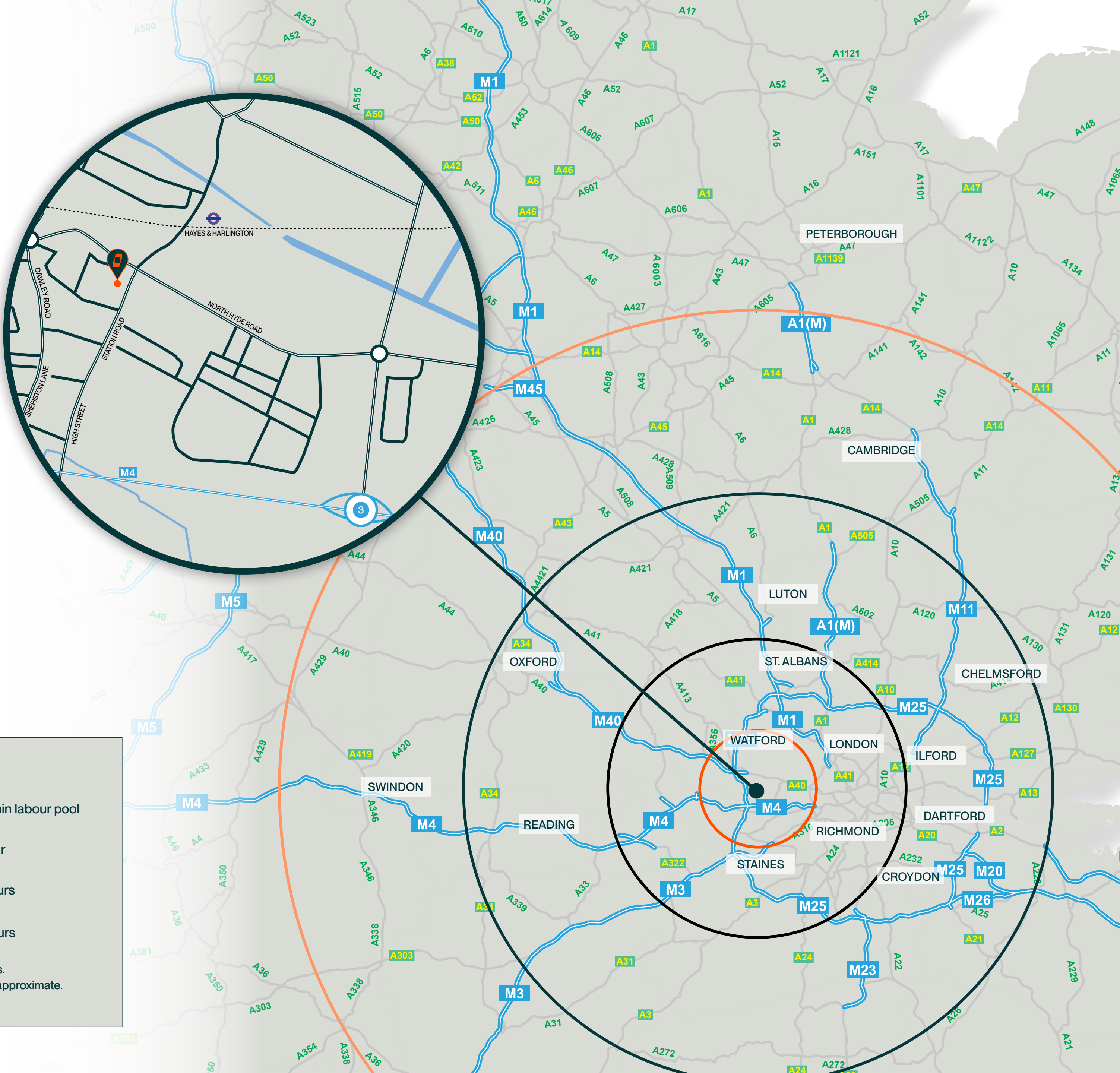
Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.





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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991.
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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. March 2025. TBDW 06152-01.



Warehousing that Works.

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