



INDURENT

125 WESTLANDS

MILLINGTON ROAD, HAYES UB3 4AZ
///COUNT.ALWAYS.OVAL

NEWLY REFURBISHED WAREHOUSE
AVAILABLE NOW
TO LET: 127,713 SQ FT (11,865 SQ M)



PV panels installed,
generating savings
of up to £49,468
per annum*.



EPC A+ rating.



Yard Depth 65m.



Warehousing that Works.

*Information based on typical grid rate assumptions on the customer using 100% of the energy.

High performance space for your business.

Indurent 125 Westlands is available now for immediate occupation following an extensive gold standard refurbishment.

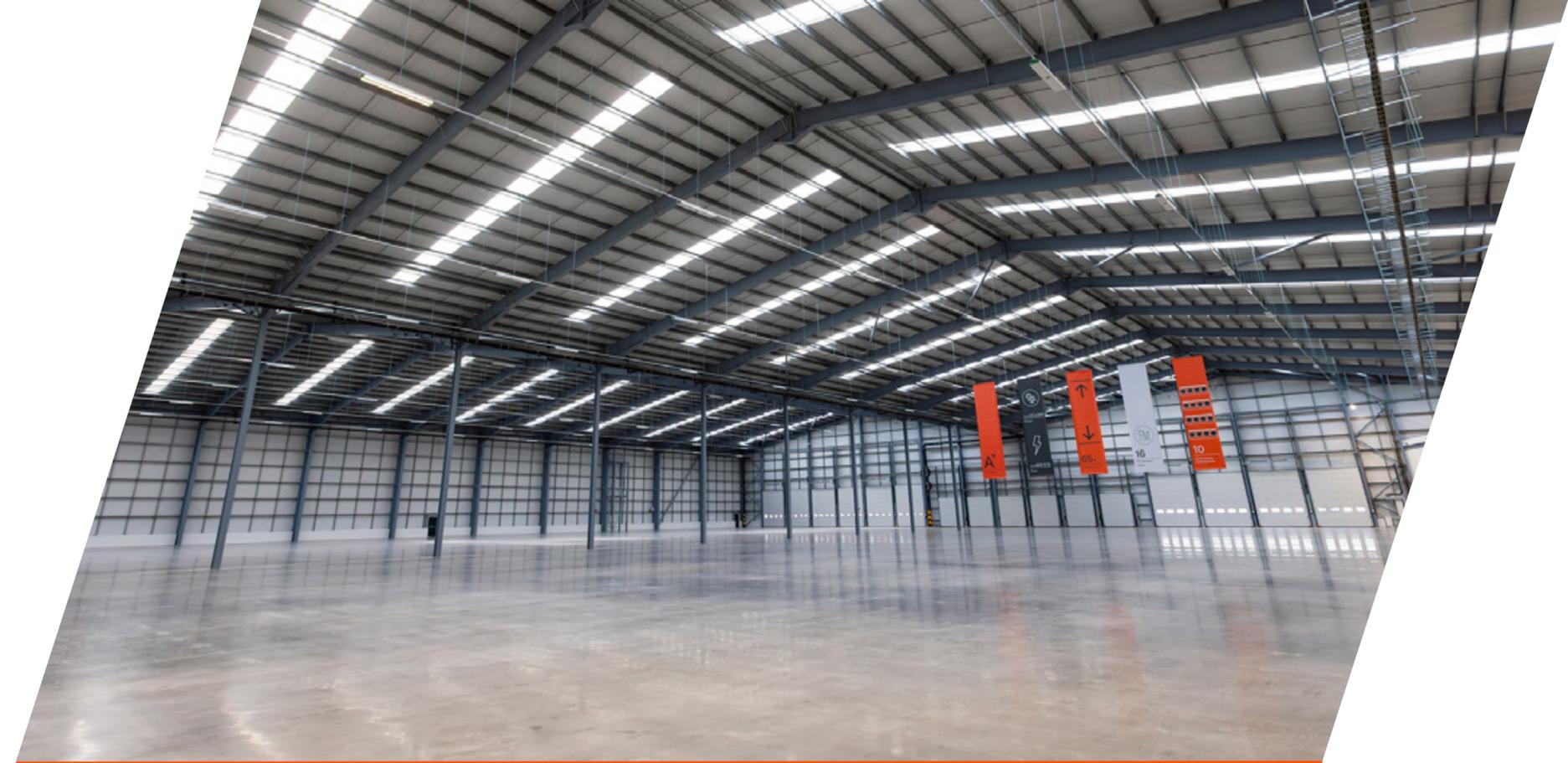
Located less than 5 miles from Heathrow Airport, this high-quality industrial and logistics unit offers 10m clear internal height, a 65m deep secure yard, 275 kWp solar array and up to 800 kVA power capacity. Sustainability has also been a key focus of the refurbishment with PV panels installed as standard, generating savings of £49,468* per year, and EV charging included.

This secure estate 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 just 6 miles to the south.

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

*Information based on typical grid rate assumptions on the customer using 100% of the energy.





Warehousing that Works.

Aerial plan.



CENTRAL LONDON
15 MILES

HEATHROW AIRPORT
4.3 MILES

M4

ELIZABETH LINE

ATTEWELL LTD

MILLINGTON ROAD

A437

STATION ROAD

125 WESTLANDS

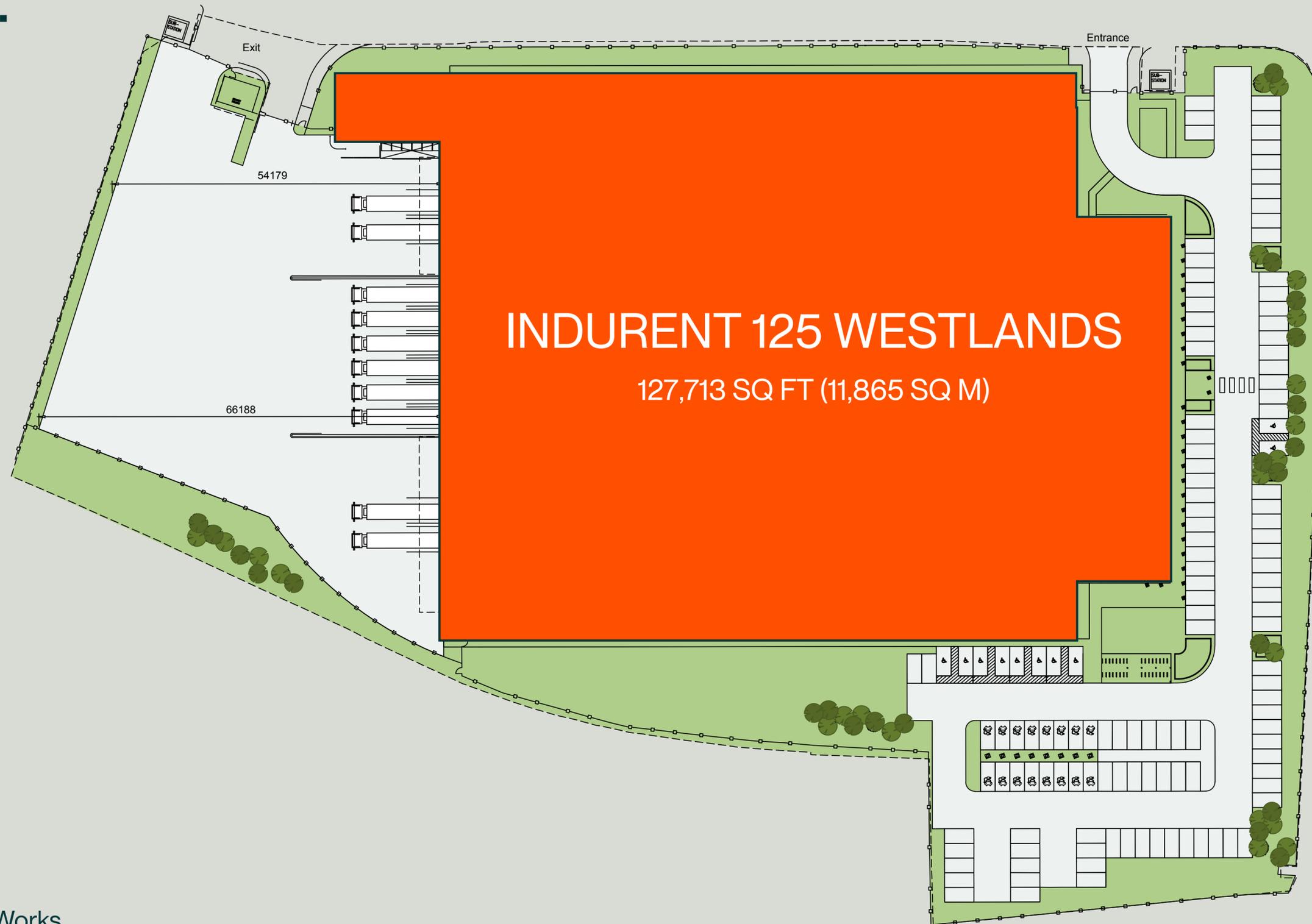
PREMIER INN, HEATHROW

SELCO BUILDER
WAREHOUSE

ASDA HAYES SUPERSTORE

HAYES & HARLINGTON STATION

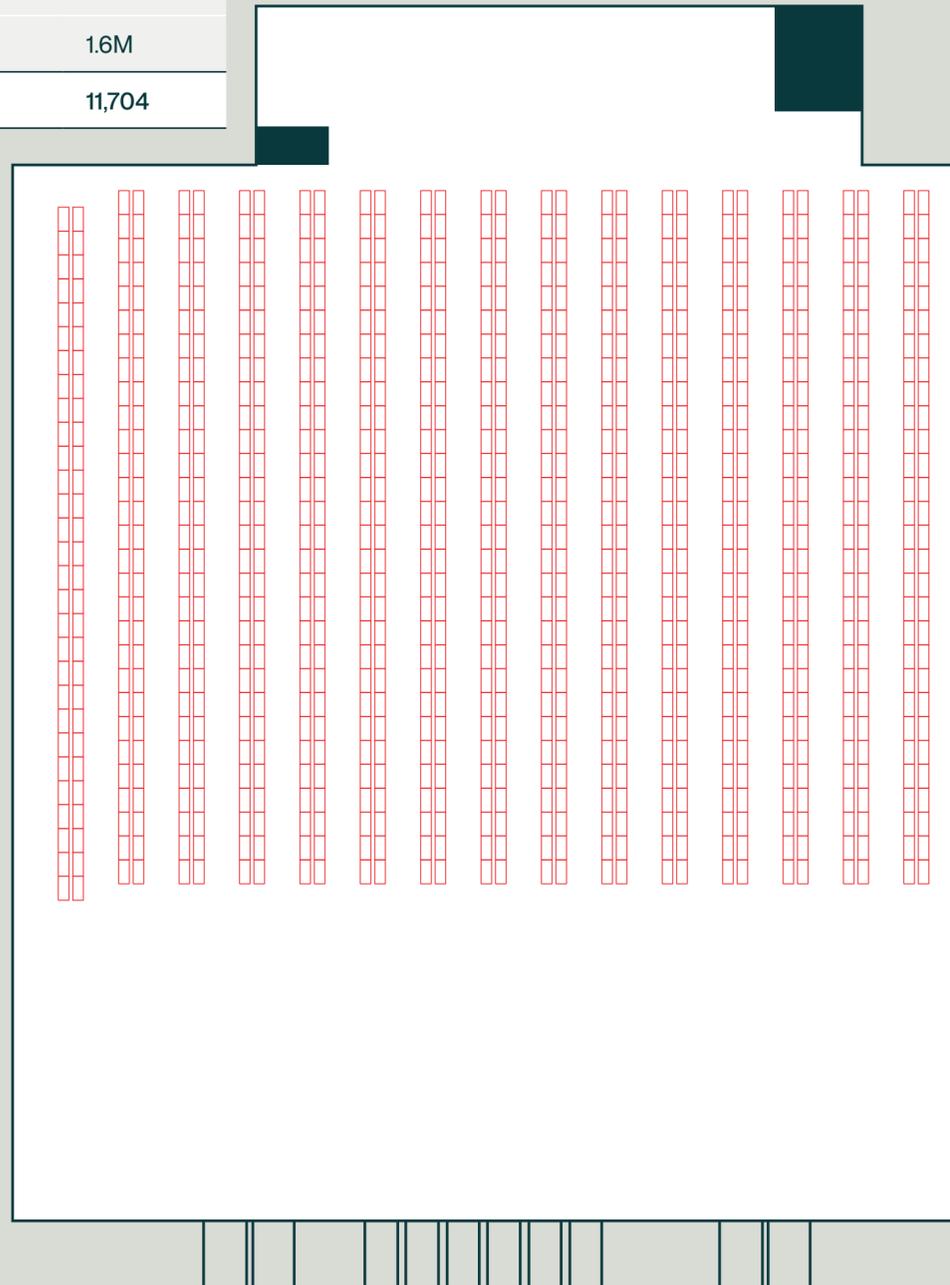
Unit plan.



Indurent 125, Westlands indicative racking layout.

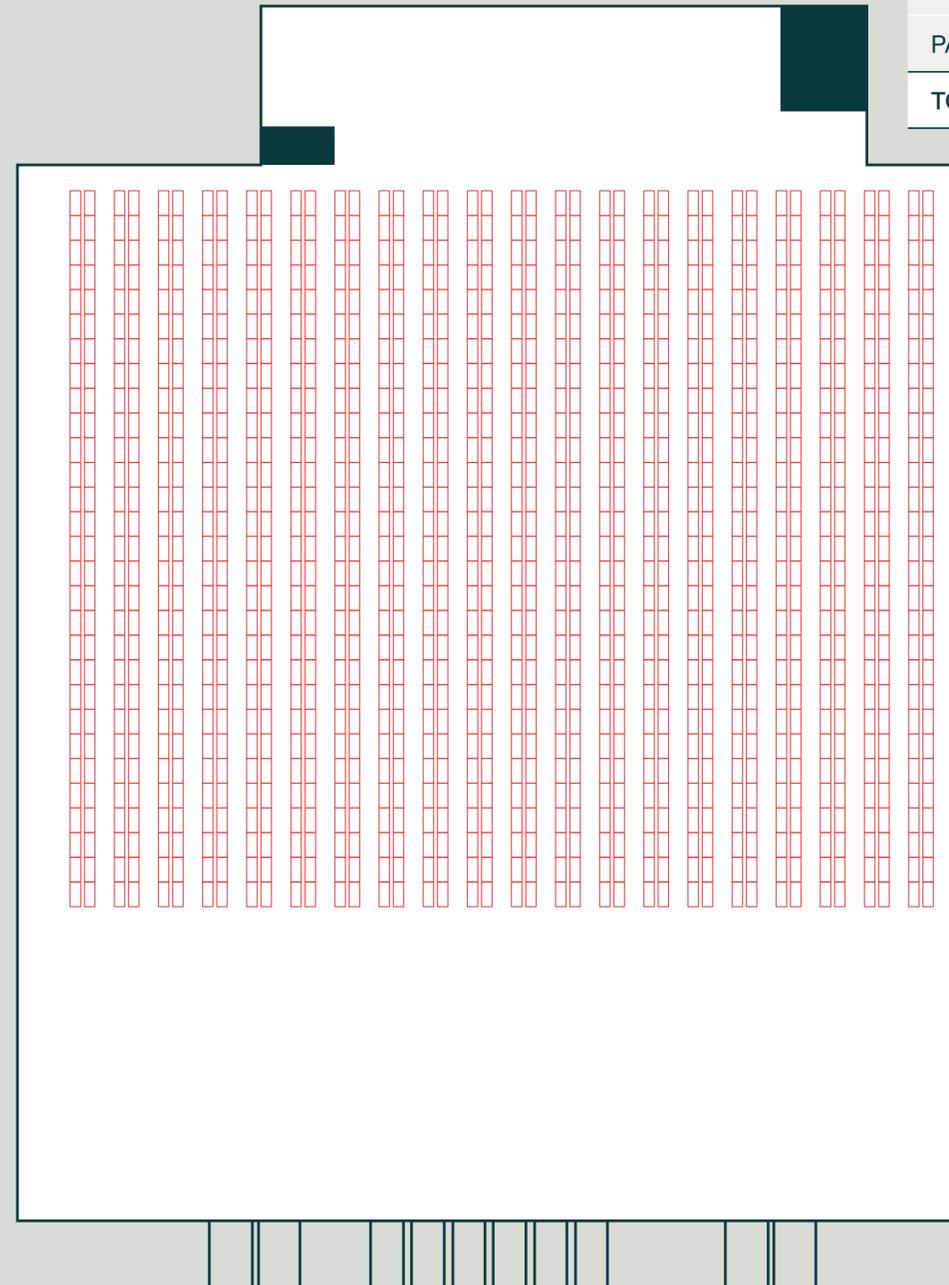
WIDE RACKING LAYOUT

| | |
|-------------------------------|--------|
| WIDER AISLE RACKING | |
| PALLET HEIGHT RACKING NUMBERS | 1.6M |
| TOTAL PALLETS | 11,704 |



NARROW RACKING LAYOUT

| | |
|-------------------------------|--------|
| WIDER AISLE RACKING | |
| PALLET HEIGHT RACKING NUMBERS | 1.6M |
| TOTAL PALLETS | 18,592 |



Schedule of accommodation.

| | SQ FT | SQ M |
|----------------------------|----------------------|--------------------|
| WAREHOUSE | 110,330 SQ FT | 10,250 SQ M |
| GF OFFICES INC. TRANSPORT | 4,919 SQ FT | 457 SQ M |
| FF MAIN OFFICE | 10,290 SQ FT | 956 SQ M |
| FF TRANSPORT OFFICE | 2,174 SQ FT | 202 SQ M |
| TOTAL GEA | 127,713 SQ FT | 11,865 SQ M |
| YARD DEPTH | 65M | |
| LEVEL ACCESS LOADING DOORS | 10 | |
| DOCK LEVEL DOORS | 6 | |
| POWER | Up to 800 kVA | |
| SOLAR | 275 kWp | |

All floor areas are approximate gross external 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



Gatehouse on site



Secure yard extending to c.65m depth



PV panels with 275 kWp solar array



147 parking spaces



16 EV charging spaces

OFFICES



Showers



Remote access meters



Glazed HQ reception



Office accommodation



Sustainability.



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



Solar PV Panels
Panels included as standard, generating savings of £49,468* per year with capability to retrofit further PV subject to tenant's needs



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

*Information based on typical grid rate assumptions on the customer using 100% of the energy.



You're well-connected.



CITIES/MAJOR TOWNS

Central London 15 miles



AIRPORTS

London Heathrow 4.3 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)

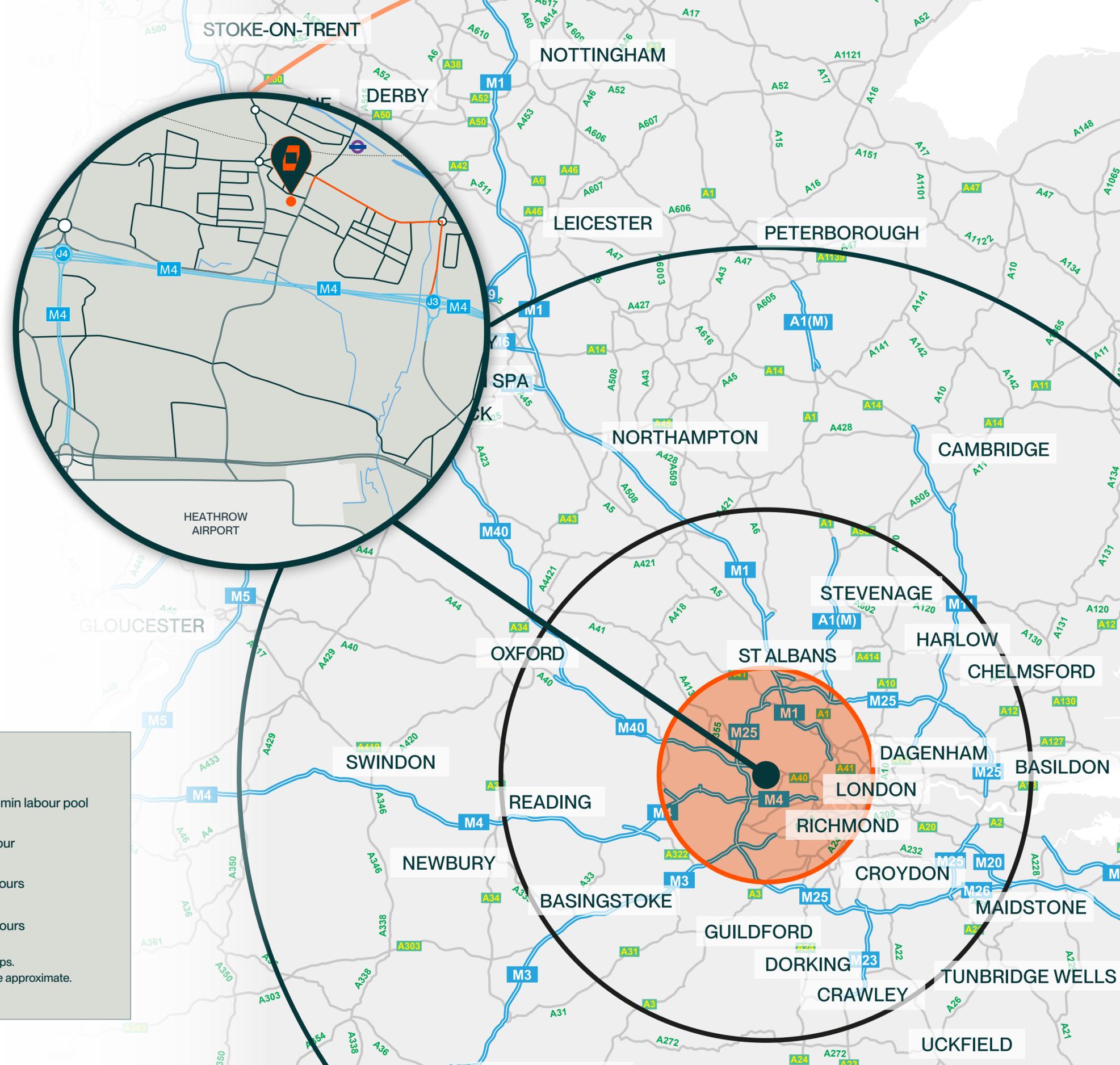


MOTORWAY ACCESS

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



Warehousing that Works.



Drive times

- 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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