SEGRO PARK HAYES

WEST LONDON

NORTH HYDE GARDENS
HAYES UB3 4QR

UNIT 3

35,041 SQ FT (3,255 SQ M)

AVAILABLE BY WAY OF A NEW LEASE (DIRECT FROM THE LANDLORD) ASSIGNMENT OR SUB-LEASE

SEGRO



EMBRACE NATURAL PROGRESSION

Progress waits for no-one. The future is forward and it's up to all of us to stay ahead.

SEGRO Park Hayes empowers you to do exactly that, offering the latest in sustainable innovation and the inspiring environment that the best talent now demands. Complete with canalside nature and rapid access to the M4 and Elizabeth line, this is the place to be for natural progression.



ALWAYS READY FOR WHAT'S NEXT

Embracing change is what we do. Built on the site of a 30-acre former Nestlé factory, SEGRO Park Hayes has been thoughtfully transformed to power smoother operations and sustainable growth. Unit 3 is available by way of a new lease direct from SEGRO or alternatively an assignment or sub-lease.

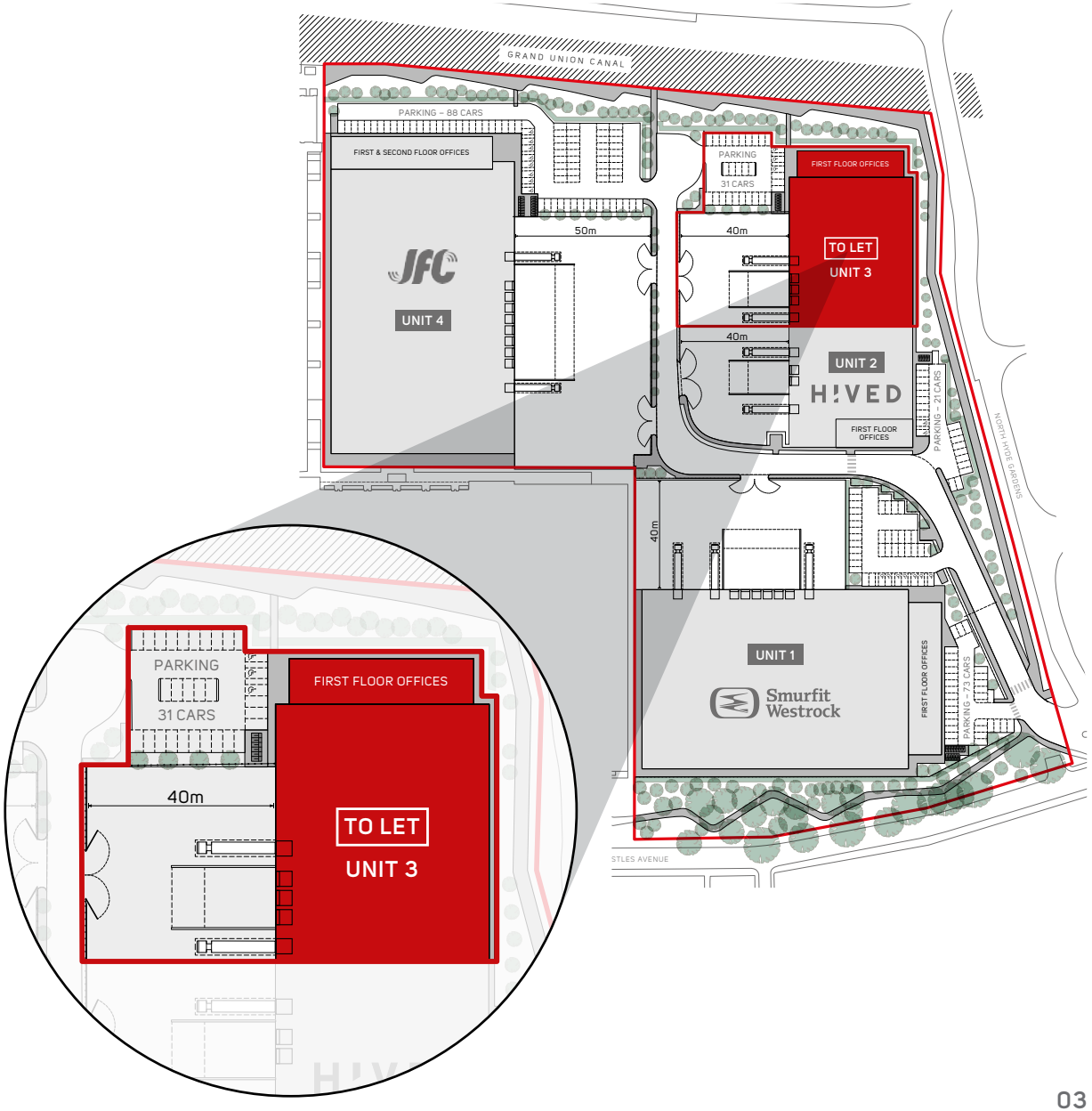
First floor offices
6,346 sq ft (589 sq m)

Ground floor warehouse / ancillary space
28,695 sq ft (2,666 sq m)

Total
35,041 sq ft (3,255 sq m)

(All areas are approximate and measured on a Gross External basis)

Fronted by a regenerated canal and guarded by 24/7 on-site security, this prime West London site has unrivalled road, rail, and air links to unlock faster delivery times and new, growing customer bases. Its proximity to Hayes town centre gives your people easy access to energising open space and all kinds of amenities. At Unit 3, progress comes naturally.

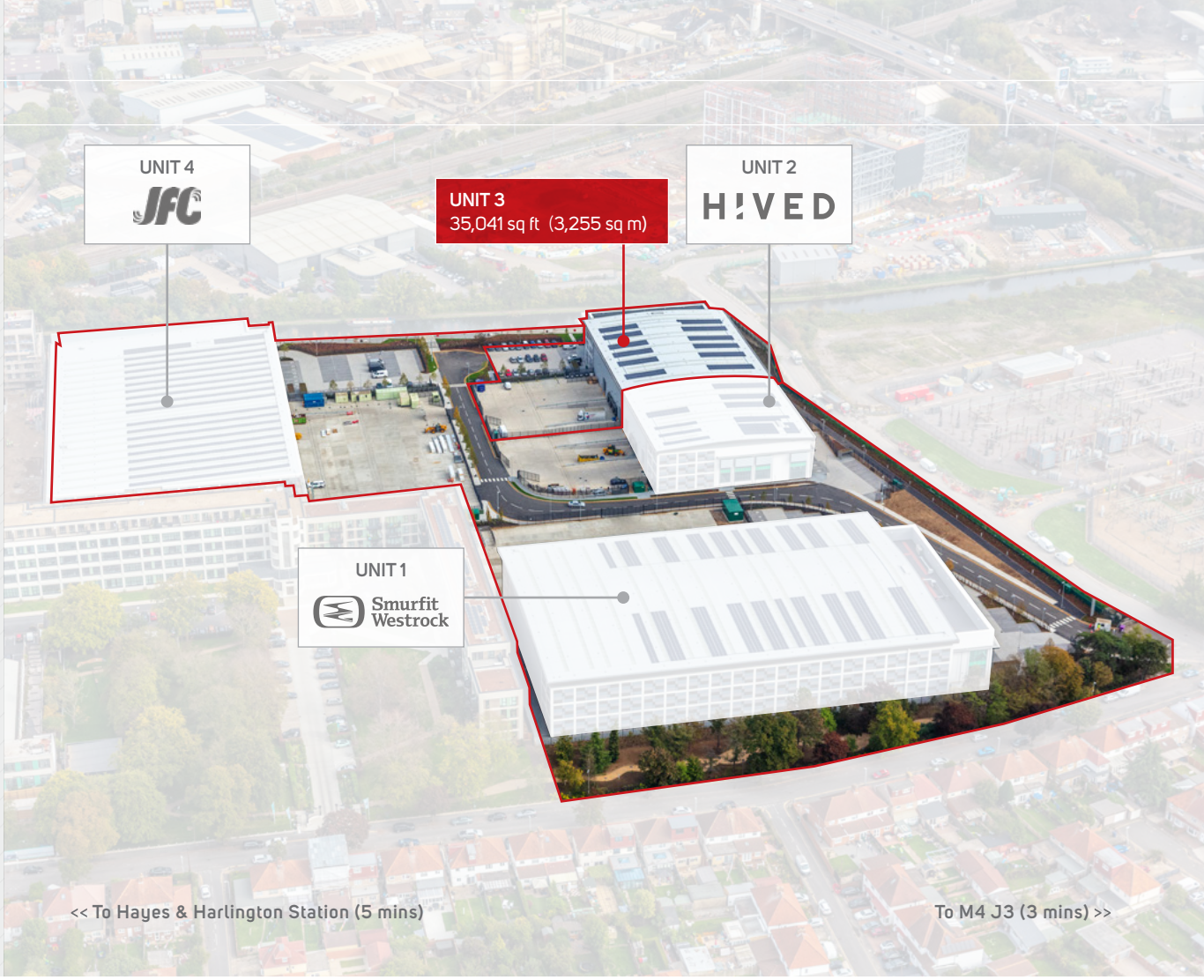


PROGRESS IS IN THE DETAILS

At SEGRO Park Hayes, careful consideration has been given to every aspect of this Grade A warehouse site – and the offices within.

Each premium spec building is designed with growth in mind. Three dock-level and two level-access doors – plus high eaves with racking and mezzanine potential – mean the space will keep up with your development. Meanwhile, PV panels and EV charging points provide access to renewable energy at a lower cost.

This detail-led approach extends outdoors as well. With an outdoor gym, canal frontage, and access to open, public space, you'll have a healthier, happier workforce – ready to step up.



Fully-fitted 1ST FLOOR OFFICES with Comfort Cooling / Heating

24/7 Manned Security Hut

Office Lighting is via recessed LG7 Fitting

'Excellent' BREEAM RATING ★★★★

EPC rating A

Secure Gated YARDS

CARBON NEUTRAL

300 KVA POWER immediately available



THE FUTURE OF SUSTAINABLE WAREHOUSING

12m clear internal height

Indicative Image

READY FOR YOUR NEXT STEP

Premium specification, sustainable space available for businesses on the rise.

- 12m clear internal height
- 3 dock level loading doors
- 2 level access loading doors
- Secure gated yard
- 40 m yard depth
- Photovoltaic panels
- Electric vehicle charging points
- LED lighting
- Air source heat pumps and reflective glazing*

*Helps reduce the level of energy consumed by the buildings


Indicative Image

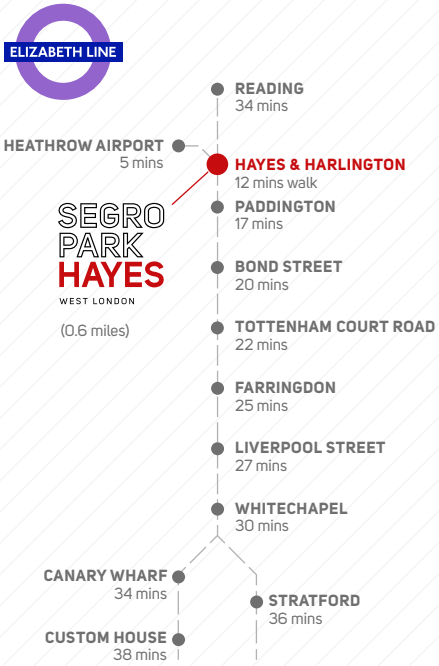



Indicative Image

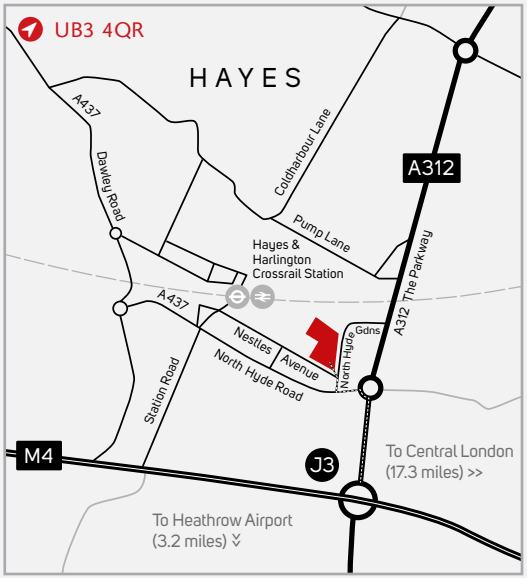

Indicative Image

PERFECTLY PLACED FOR PROGRESS

With its unbeatable connections, this prime West London location allows you to reach your customers faster. Just as importantly, it makes it easy for your people to reach you. Three minutes from the motorway and nine from Heathrow, it's perfect for keeping pace with ever rising customer expectations.



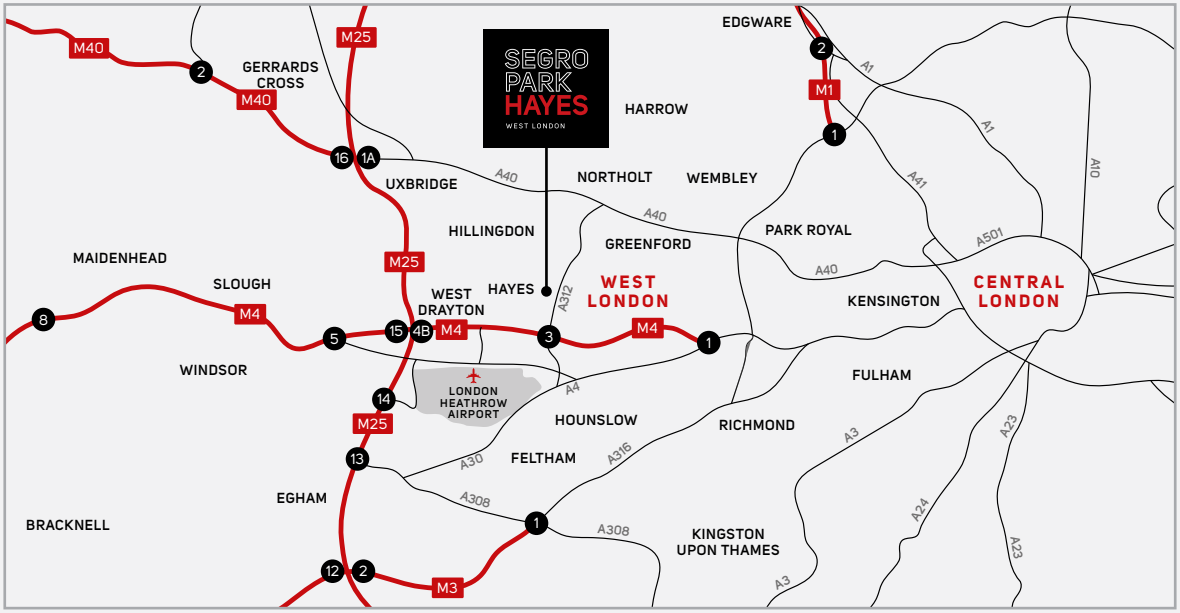
Source: crossrail.co.uk



DESTINATION DRIVE TIMES

M4 (J3)	0.6 miles	3 mins
Hayes & Harlington Station (Elizabeth Line 2022)	0.6 miles	5 mins (12 mins 🚶)
M4 (J4)	2.3 miles	5 mins
Heathrow Airport	3.2 miles	9 mins
A40 Target Roundabout	3.7 miles	13 mins
M25 (J15)	4.5 miles	11 mins
M40 (J1)	7.1 miles	20 mins
Heathrow Cargo Terminal	8.1 miles	21 mins
Central London	17.3 miles	76 mins

Source: freightjourneyplanner.co.uk

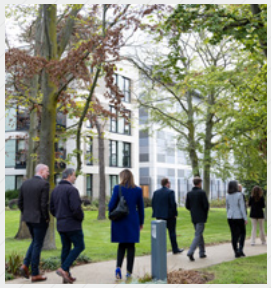


SURROUNDED BY OPPORTUNITY

You're in good company here. SEGRO Park Hayes is set up to get the very best out of your people – as well as your business. Close to the ever expanding amenities of Hayes town centre, this sought-after spot also gives you access to a large, highly skilled local labour supply. Win win.







Amenities in Hayes

- 4 leisure centres
- 6 coffee shops
- 1 golf course
- 2 swimming pools
- 3 country parks
- 1 post office
- 2 local supermarkets
- 3 restaurants /pubs

Source: Google Maps

The transformation of Hayes Town Centre:

- New pavements
- Seating
- Street lighting
- Cycle racks
- More trees
- New housing

Labour Support

The borough of Hillingdon has a large, skilled local labour supply, with a higher percentage of people employed in trade occupations than across London.



Source: ONS annual population survey

NATURALLY INSPIRING

Running along the canal, Coffee Park features a 200m running track

An abundance of open space including gardens, a courtyard and public squares

Tranquil public space fronting the canal and alongside the railway

Today's talent demands more from their workplace – and SEGRO Park Hayes rises to the challenge. Built for better wellbeing, we give your people the space they need to unwind, get inspired, and naturally progress. Here, you can relax in landscaped public squares, stroll along the canal, do laps of the track, or blow off steam on the 'Trim Trail' outdoor gym. Healthy body. Sharper mind.







SET UP FOR EXTRAORDINARY

Trusted Landlord

At SEGRO, we pride ourselves on delivering high-spec buildings which define the future of logistics. It's how we empower our customers to stay ahead of the curve and future-proof their business.

Working in close collaboration with our occupiers for over 100 years, we've developed a customer-centric philosophy that's provided progressive solutions for some of the world's biggest brands.

1200

A vast spectrum of local & global customers

87%

of our customers rated SEGRO as "Good" or "Excellent"

(Customer Satisfaction Survey, 2022)



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To kick-start your natural progression, visit
SEGRO.COM/PARKHAYES

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About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com

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