

Gateway West London

Uxbridge Road Hayes UB4 0JN



COMING SOON

UNIT C – TO LET
Grade A specification
modern logistics unit
43,842 SQ FT (4,072 SQ M)



SPECIFICATION

Unit C is a modern, refurbished industrial/warehouse unit.

Specification includes:



12m minimum
clear height



5 dock level
loading doors



2 ground level
loading doors



Secure yard with
a depth of 39m



20 car parking
spaces



Floor loading
50kN/m²



PV solar panel
roof system



15% roof lights

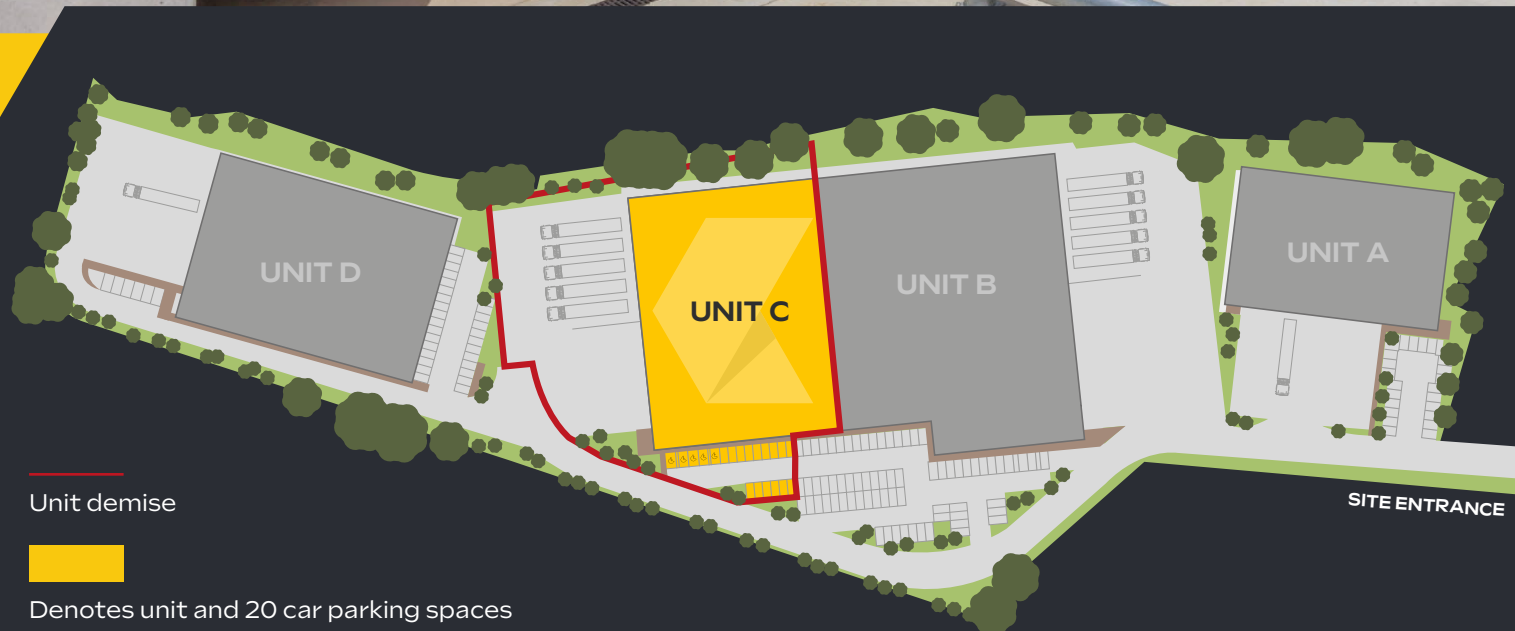


3 phase
electricity power
supply



24/7 unrestricted
access





ACCOMMODATION

Comprises the following GEA floor areas:

	SQ FT	SQ M
Warehouse	41,307	3,837
Offices	2,535	235
TOTAL	43,842	4,072



ECO, CARBON REDUCTION AND SUSTAINABILITY

Align your corporate and property values.



EPC
rating A



BREEAM rating
'Very Good'



EV charging
points



PV solar panel
roof system



Cycle
storage



LED
lighting

LOCATION

Gateway West London is situated on the south side of the Uxbridge Road, close to its junction with the A312 Hayes Bypass, in an established commercial location close to Hayes Bridge Retail Park and the Springfield Road Industrial area. The Uxbridge Road (A4020) gives local access to nearby Southall, Hayes and Uxbridge and the A312 offers a fast connection to the M4 to the south and the A40 (Greenford, Park Royal, Acton) to the north.

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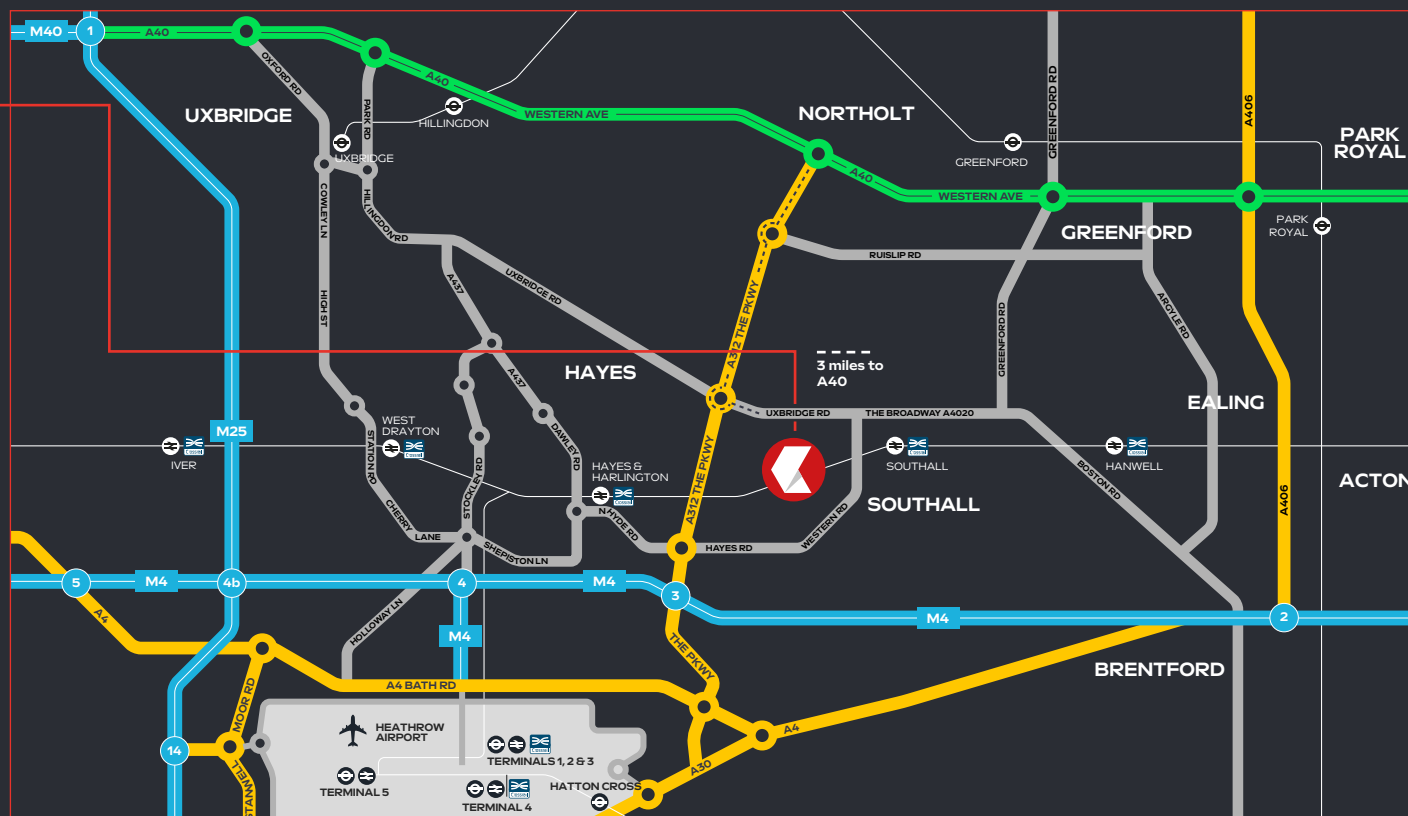
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TRAVEL DISTANCES

A312	0.5 miles
Southall Crossrail Station	1.1 miles
M4 Junction 3	1.7 miles
Hayes & Harlington Crossrail Station	2.6 miles
A40 Target Roundabout	3 miles
Greenford	3.3 miles
Uxbridge	5 miles
M25 Junction 15	5.3 miles
Heathrow Airport	6.8 miles
Park Royal	9.2 miles
Central London	13.3 miles



VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.



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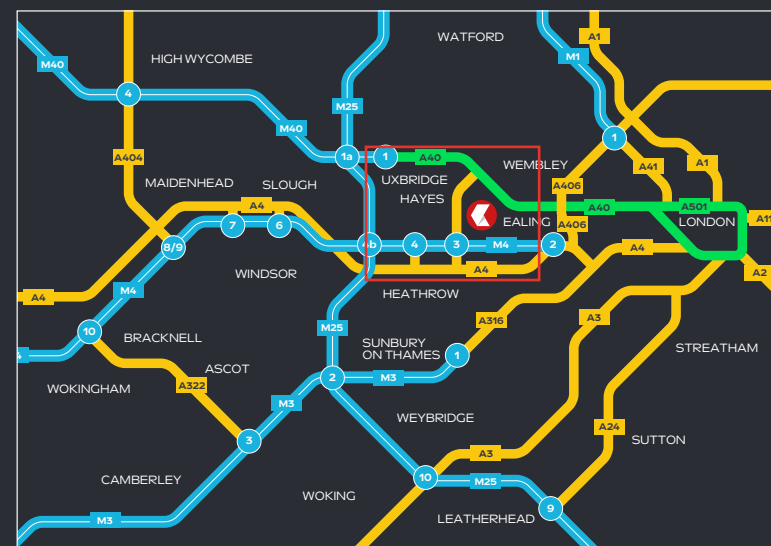
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