

Unbox the best logistics
space for your business



boxyard

H A Y E S

4 Outstanding Warehouse / Logistics Units
15,540 – 58,453 sq ft

AVAILABLE TO LET

BOXYARD | RIGBY LANE | HAYES | UB3 1ET
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4 BRAND NEW, OUTSTANDING UNITS NOW
AVAILABLE TO LET

15,540 – 58,453 sq ft



Boxyard offers EPC A+ and BREEAM Outstanding certification, presenting the most sustainable base for operations to excel



**BREEAM
Outstanding**



EPC A+



**Net Carbon
Zero**

Boxyard is a self contained, secure, gated site in Hayes, comprising 4 new cutting edge warehouse units, with all boxes ticked.

Boxyard has been designed to suit a range of storage, distribution, manufacturing and studio uses and offers a new, connected destination for businesses to excel.

Each unit has first floor office and mezzanine spaces, with key features that include, a large loading area with multiple loading doors, 12.5m eaves and passenger lifts.

Occupiers benefit from natural daylight via full height glazing to office and mezzanine spaces and rooflights to warehouse areas. PV generated power is a direct benefit for the occupant.

MULTI-USE STORAGE, ALL BOXES TICKED

12.5m eaves



Tenant benefits
from full PV
provision



Level access
loading doors



EV charging



Showers and
changing facilities



EPC A+



BREEAM
outstanding



700kVa



Net carbon
zero



Full height glazing
to office and
mezzanine space



Ability to
combine units



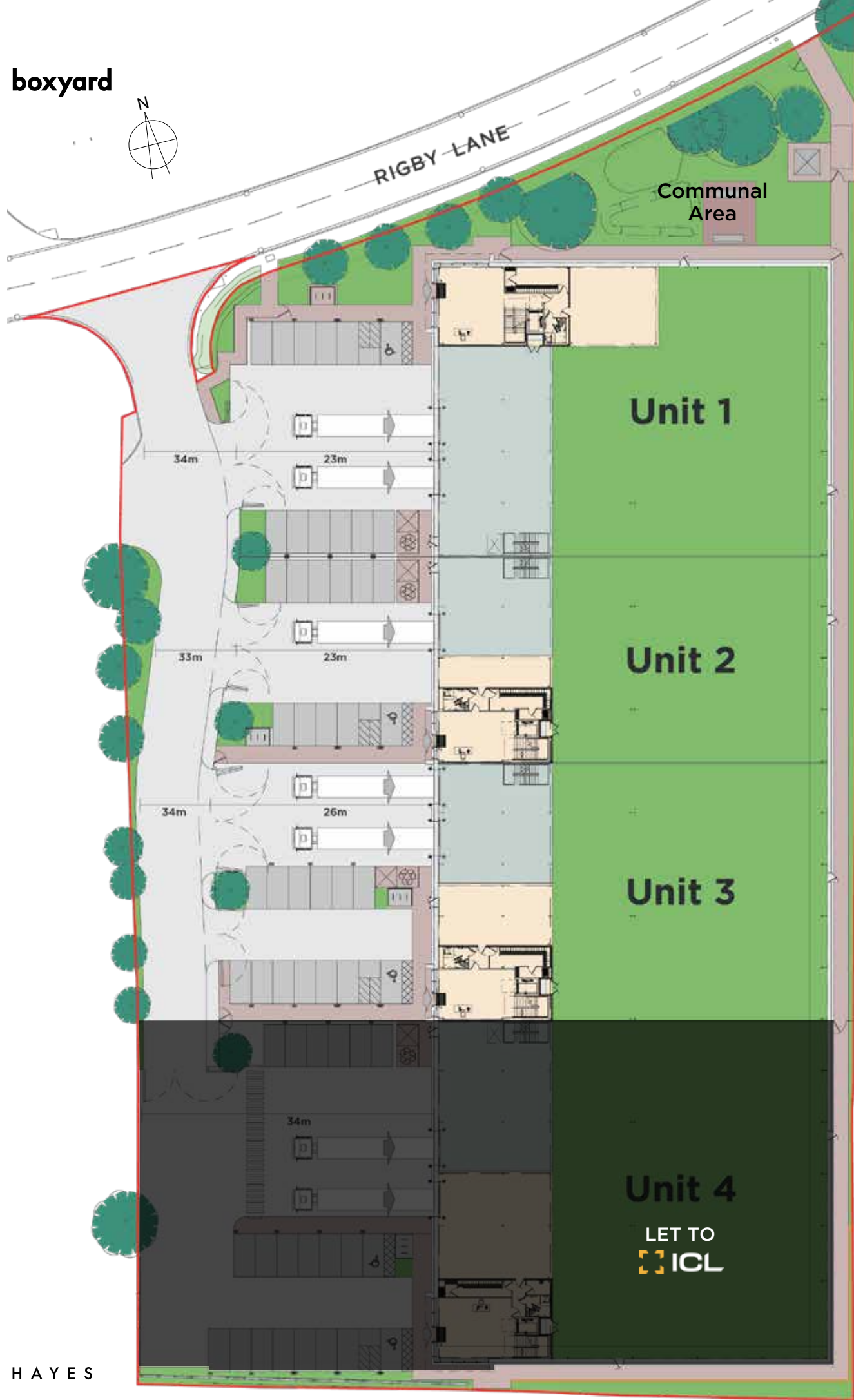
15kn structural
mezzanines



50kn per sq m
floor loading



Up to 34m
yard depth



1st Floor Office 1st Floor Mezzanine



Each unit benefits from a secure fenced yard

UNIT 1	SQ M	SQ FT
Ground Floor	1,581.7	17,025
1st Fl Office	257.9	2,776
Mezzanine	339.7	3,656
TOTAL (GEA)	2,179.3	23,457



23 Metre Yard



2 Loading Doors



12 Car Parking Spaces



2 EV Charging Bike Spaces

UNIT 2	SQ M	SQ FT
Ground Floor	1109.3	11,940
1st Fl Office	174.3	1,876
Mezzanine	160.2	1,724
TOTAL (GEA)	1,443.8	15,540



23 Metre Yard



1 Loading Door



11 Car Parking Spaces



2 EV Charging Bike Spaces

UNIT 3	SQ M	SQ FT
Ground Floor	1,388.0	14,940
1st Fl Office	223.9	2,410
Mezzanine	195.7	2,106
TOTAL (GEA)	1807.6	19,456



26 Metre Yard



2 Loading Doors



13 Car Parking Spaces



2 EV Charging Bike Spaces

UNIT 4	LET	ICL
	SQ M	SQ FT
Ground Floor	1,837.6	19,780
1st Fl Office	315.2	3,393
Mezzanine	248.5	2,675
TOTAL (GEA)	2,401.3	25,848



34 Metre Yard



2 Loading Doors



22 Car Parking Spaces



2 EV Charging Bike Spaces

TOTAL (GEA) 7,832.0 SQ M 84,301 SQ FT



Unit 1

23,457 SQ FT
(GEA)

17,025 SQ FT
GROUND FLOOR

2,776 SQ FT
FIRST FLOOR OFFICE

3,656 SQ FT
MEZZANINE

Secure Fenced Yard

23 Metre Yard
34m to road

2 Loading Doors

13 Car Parking Spaces

12.5m Eaves Clearance

15kn Structural Mezzanines

Potable Water Capacity
0.75 litres / sec

Electrical Supply Capacities
185kVA Power

2 EV Charging Bike Spaces

CO₂ Saving
36.7 (Tonnes/yr)

Target PV Generation
70,690 (kWH/yr)





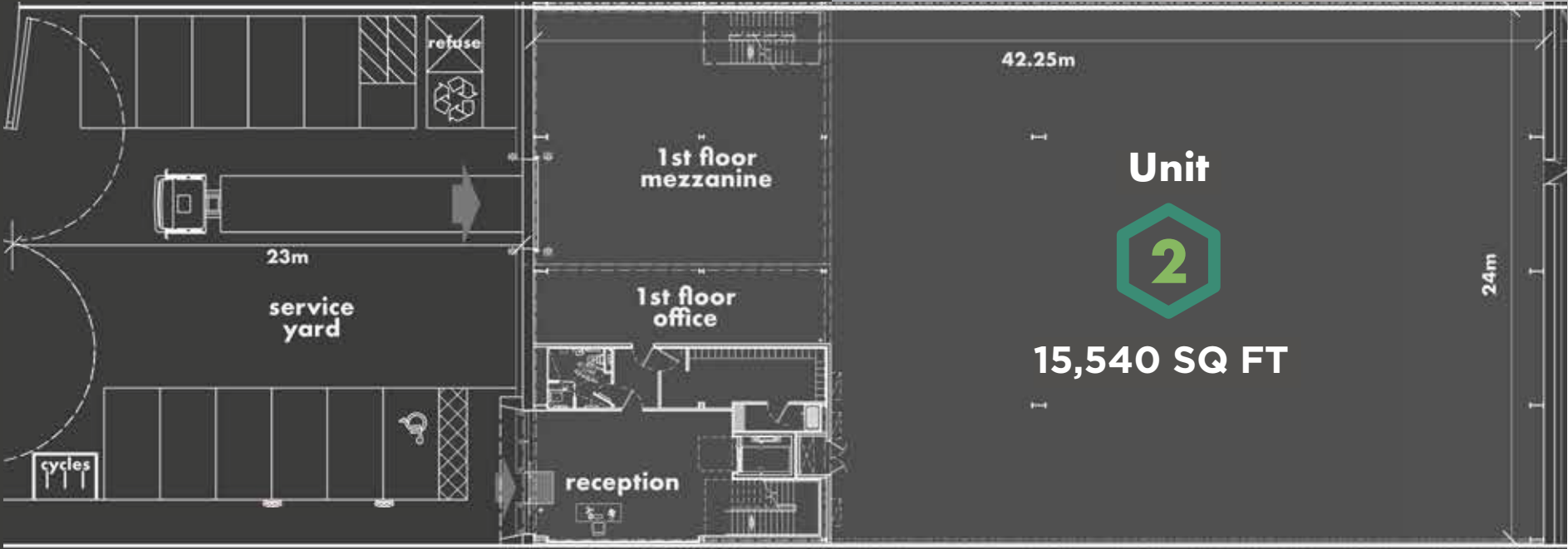
Unit 2

15,540 SQ FT
(GEA)

11,940 SQ FT
GROUND FLOOR

1,876 SQ FT
FIRST FLOOR OFFICE

1,724 SQ FT
MEZZANINE





Unit 3

19,456 SQ FT
(GEA)

14,940 SQ FT
GROUND FLOOR

2,410 SQ FT
FIRST FLOOR OFFICE

2,106 SQ FT
MEZZANINE



Secure Fenced Yard



26 Metre Yard
34m to road



2 Loading Doors



13 Car Parking Spaces



12.5m Eaves Clearance



15kn Structural Mezzanines



Potable Water Capacity
0.75 litres / sec



2 EV Charging Bike Spaces



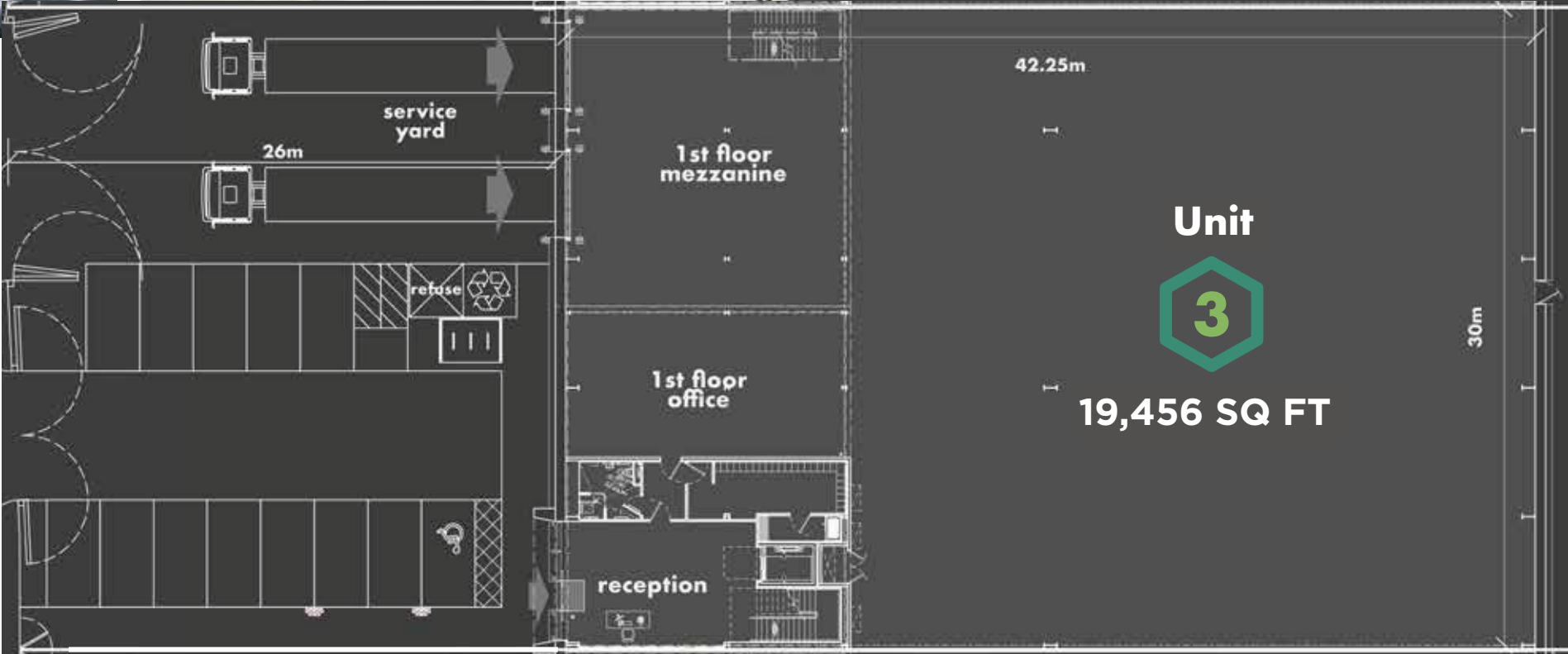
Electrical Supply Capacities
160kVA Power



CO₂ Saving
33.2 (Tonnes/yr)



Target PV Generation
64,019 (kWH/yr)





Unit 4

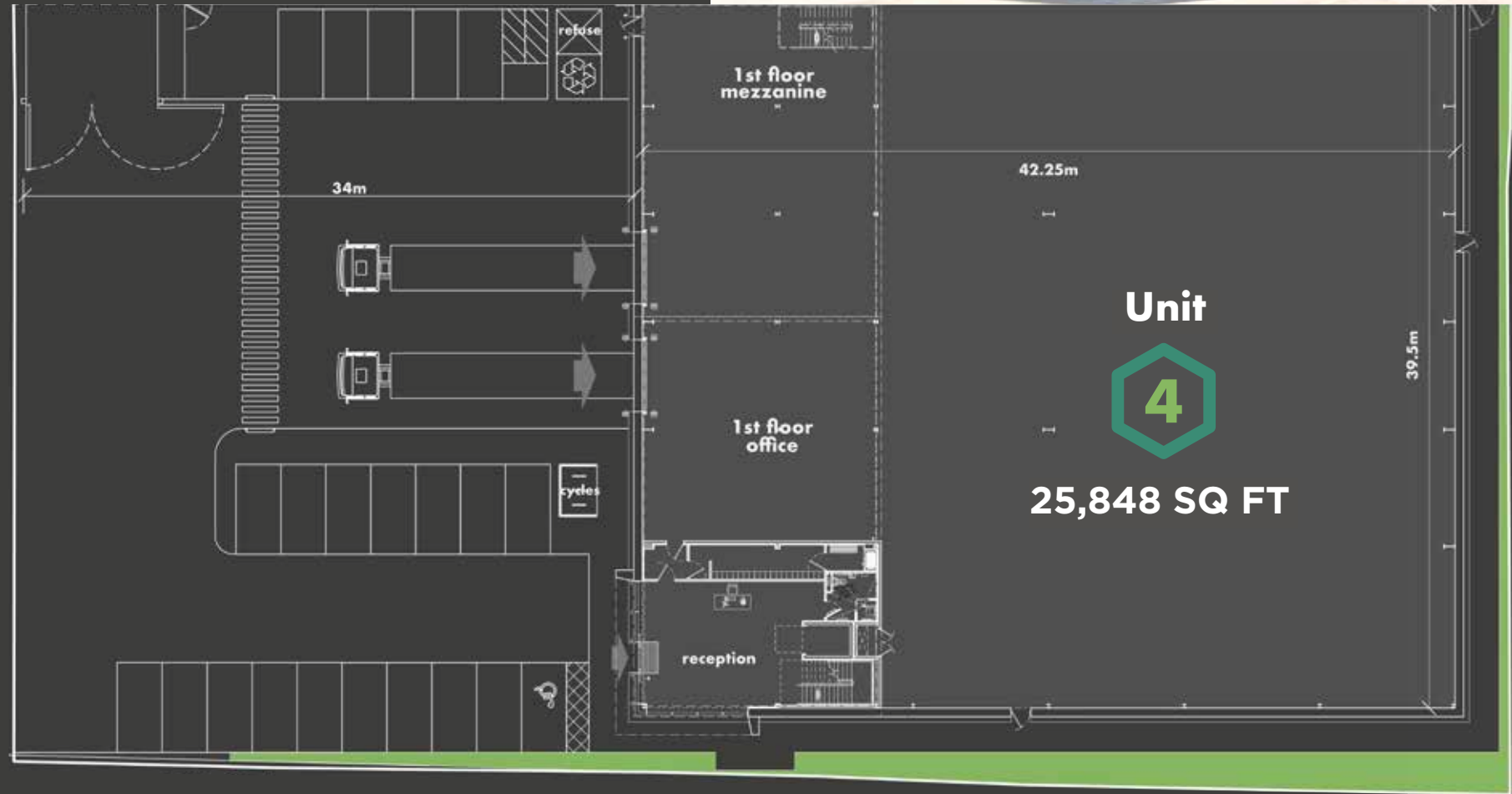
LET TO ICL

25,848 SQ FT
(GEA)

19,780 SQ FT
GROUND FLOOR

3,393 SQ FT
FIRST FLOOR OFFICE

2,675 SQ FT
MEZZANINE



Secure Fenced Yard

34 Metre Yard
34m to road

2 Loading Doors

22 Car Parking Spaces

12.5m Eaves Clearance

15kn Structural Mezzanines

Potable Water Capacity
0.75 litres / sec

2 EV Charging Bike Spaces

Electrical Supply Capacities
185kVA Power

CO₂ Saving
38.1 (Tonnes/yr)

Target PV Generation
73,431 (kWH/yr)



Boxes of room (12.5m eaves)

The storage solution considered is a VNA racking system with 1.7m wide aisles storing euro-pallets of the following dimensions:

Full Pallet: L=1200mm, W=800mm, H=1000mm

Part Pallet: L=1200mm, W=800mm, H=700mm

UNIT 1

Full Pallet Count	3,613
Part Pallet Count	42
Pick Carton Count	2,394

UNIT 2

Full Pallet Count	3,170
Part Pallet Count	30
Pick Carton Count	1,386

UNIT 3

Full Pallet Count	4,438
Part Pallet Count	42
Pick Carton Count	966

UNIT 4

Full Pallet Count	5,706
Part Pallet Count	54
Pick Carton Count	1,722



ESG



BREEAM
Outstanding



EPC A+



Net Carbon
Zero

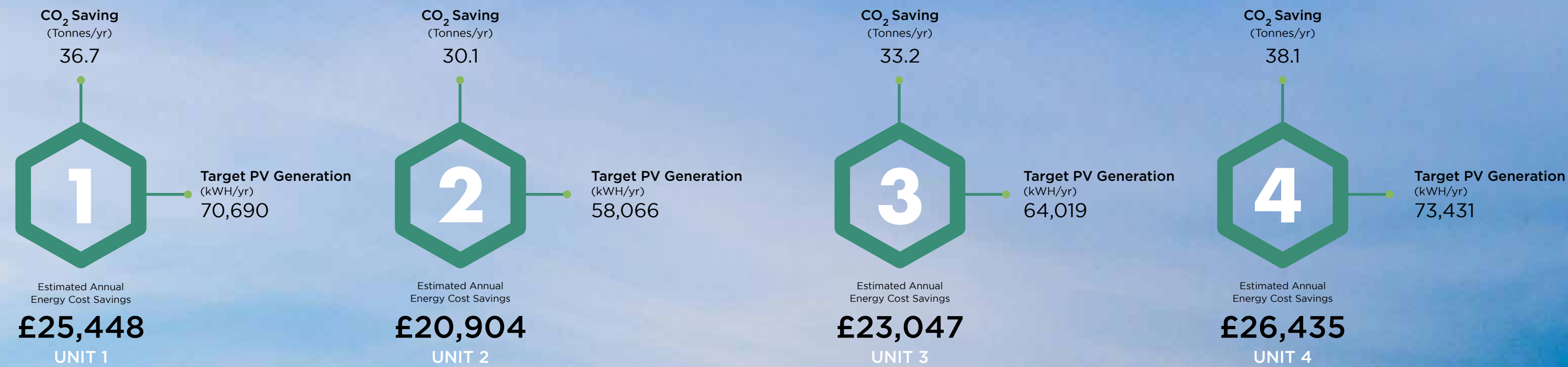
Boxyard puts sustainability and well-being at the forefront of its performance agenda.

All Boxyard units are Net Carbon Zero, BREEAM Outstanding and EPC A+.

Building features include roof photovoltaics and PIR sensitive LED lighting to reduce energy costs, extensive glazing to maximise light and increase staff efficiency and wellness.

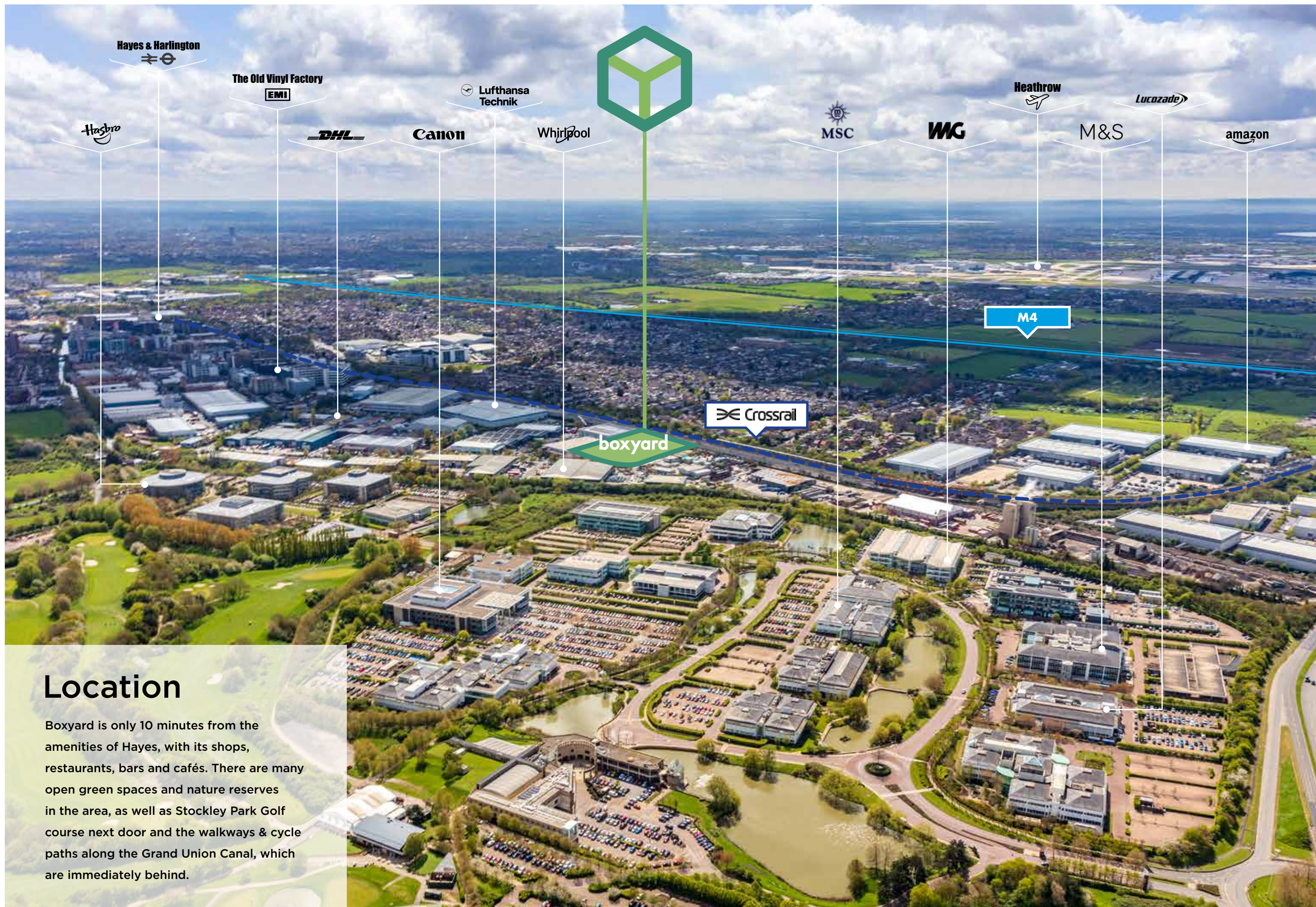
All units have end of journey facilities with changing and shower rooms, and super loos as standard.

Landscaped features surround the development to provide amenity space and on site biodiversity net gain.



COST SAVING

All Boxyard units are Net Carbon Zero. Power generated from the Photovoltaic roof panels are a direct benefit to the tenant and support each units respective power drawn from the grid.



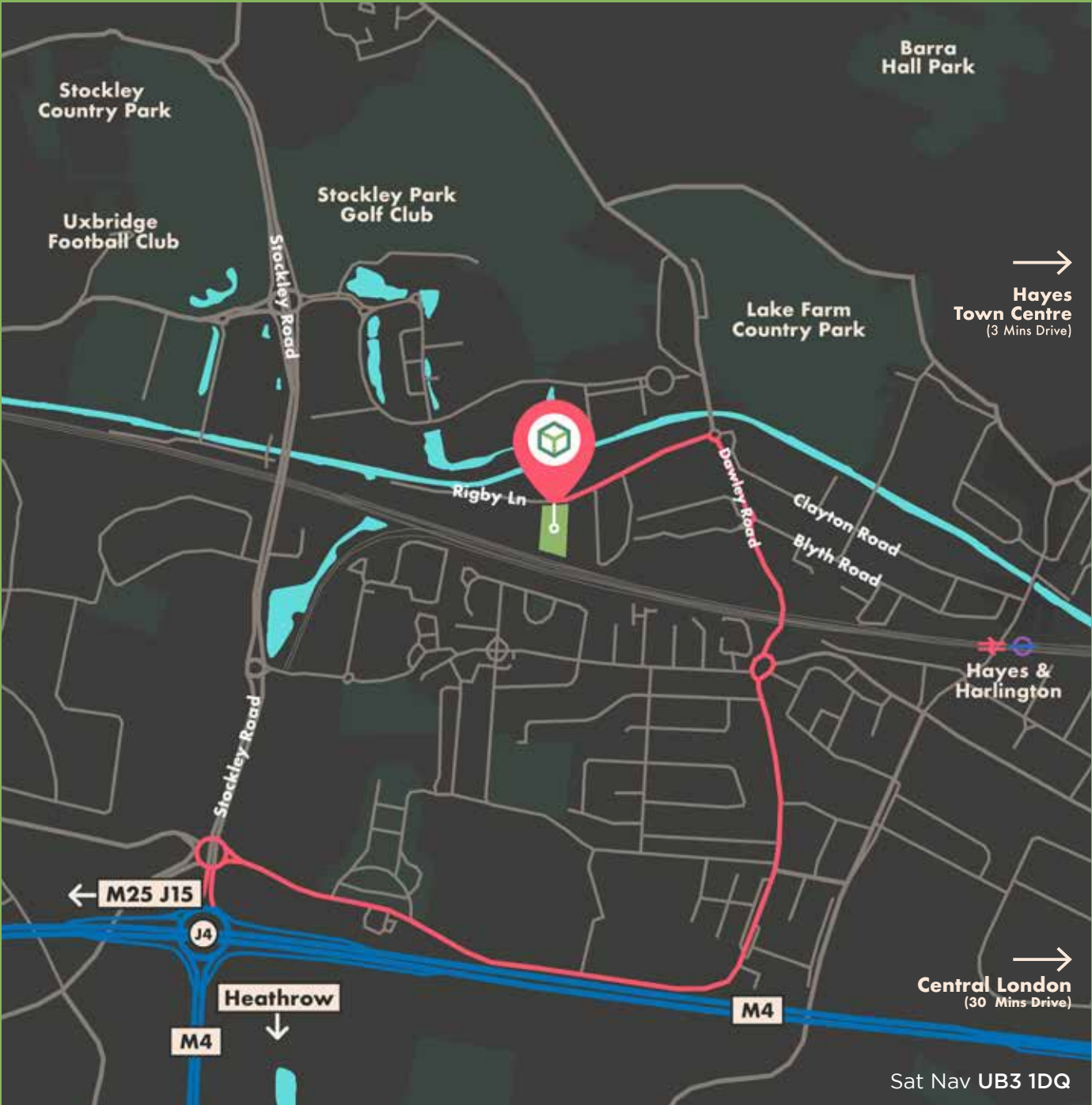
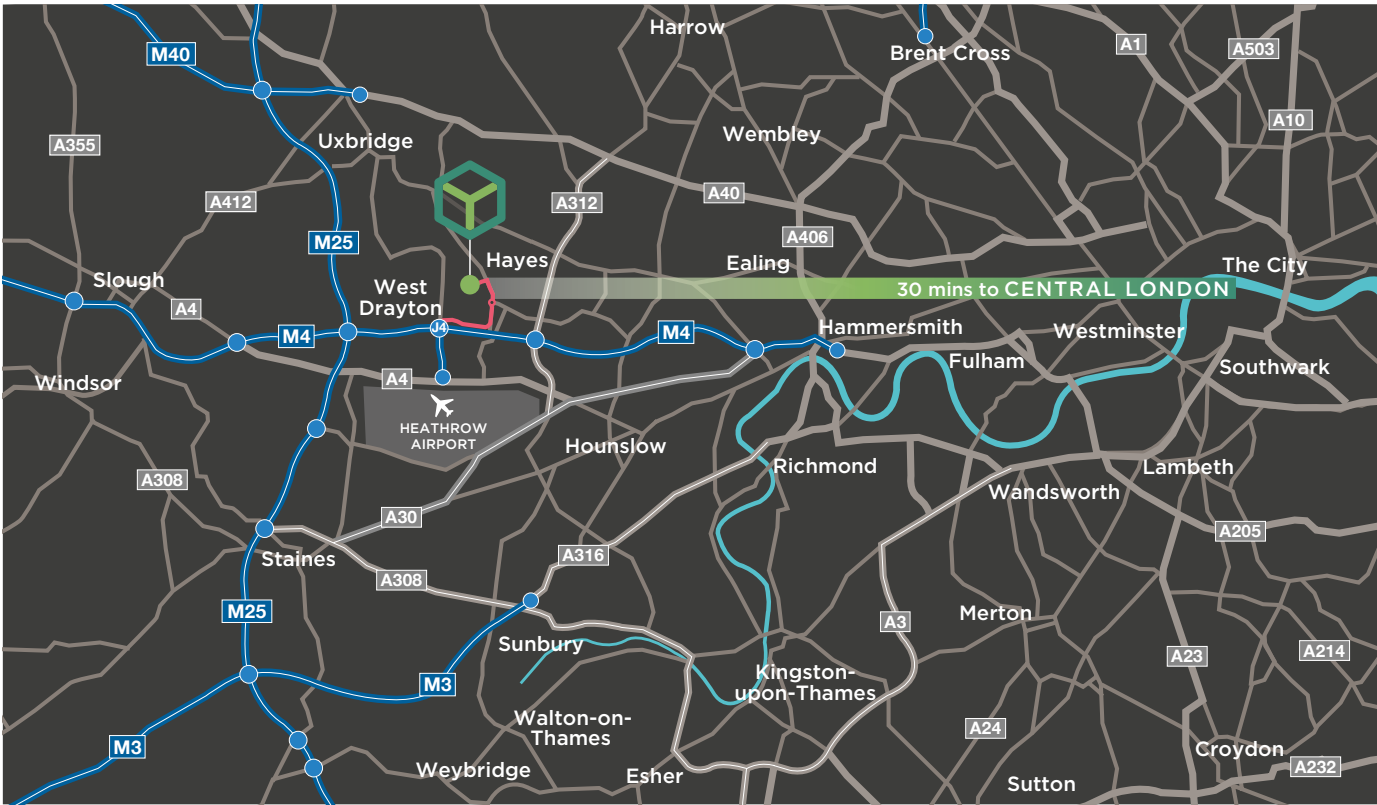
Location

Boxyard is only 10 minutes from the amenities of Hayes, with its shops, restaurants, bars and cafés. There are many open green spaces and nature reserves in the area, as well as Stockley Park Golf course next door and the walkways & cycle paths along the Grand Union Canal, which are immediately behind.

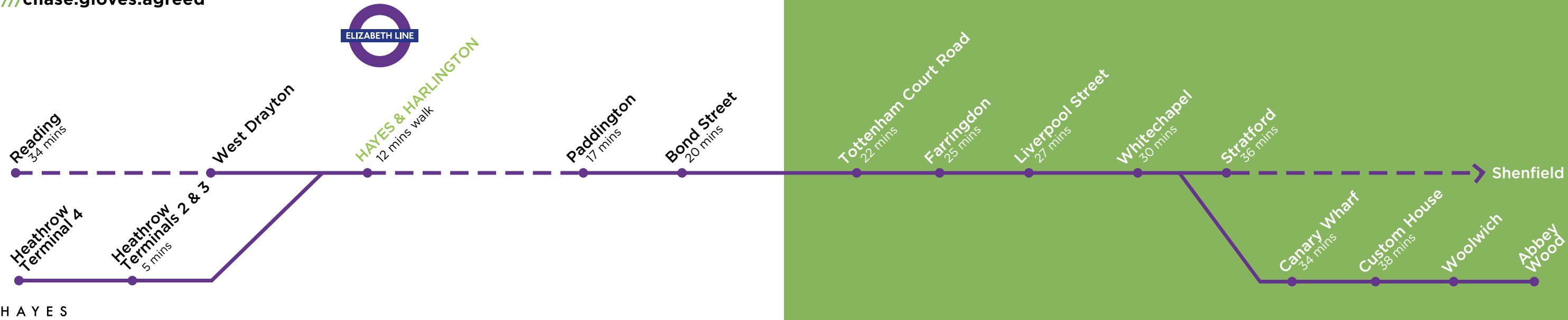
Connections

Boxyard is strategically located on Rigby Lane in the centre of the Hayes industrial area. Boxyard delivers swift access to London’s arterial road network within minutes. Connectivity with the M4 and M25 brings Boxyard exceptionally close to London, Heathrow and the wider UK network.

Destination drive times	miles	mins
Hayes & Harlington Station (Elizabeth Line)	0.6 (12 mins walk)	3
M4 (J3)	2.3	7
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40 Target Roundabout	5.1	12
M25 (J15)	4.1	9
M40 (J1)	6	15
Heathrow Cargo	8.1	15
Central London	16.7	30



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Amenities





boxyard

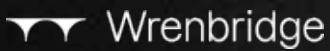
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This brochure, the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a Gross External Area basis and should be verified by interested parties. June 2026. J018892.