



# Gateway West London

Uxbridge Road Hayes UB4 0JN



## UNIT B

Grade A specification  
modern logistics unit

64,181 SQ FT (5,963 SQ M)

**NOW AVAILABLE**  
**FULLY REFURBISHED**  
**TO LET**



12m minimum  
clear height



5 dock level  
loading doors



2 ground level  
loading doors



Secure yard with  
a depth of 40m



62 car parking  
spaces

## SPECIFICATION

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

Specification includes:



Floor loading  
50kN/m<sup>2</sup>



PV solar panel  
roof system



15% roof lights

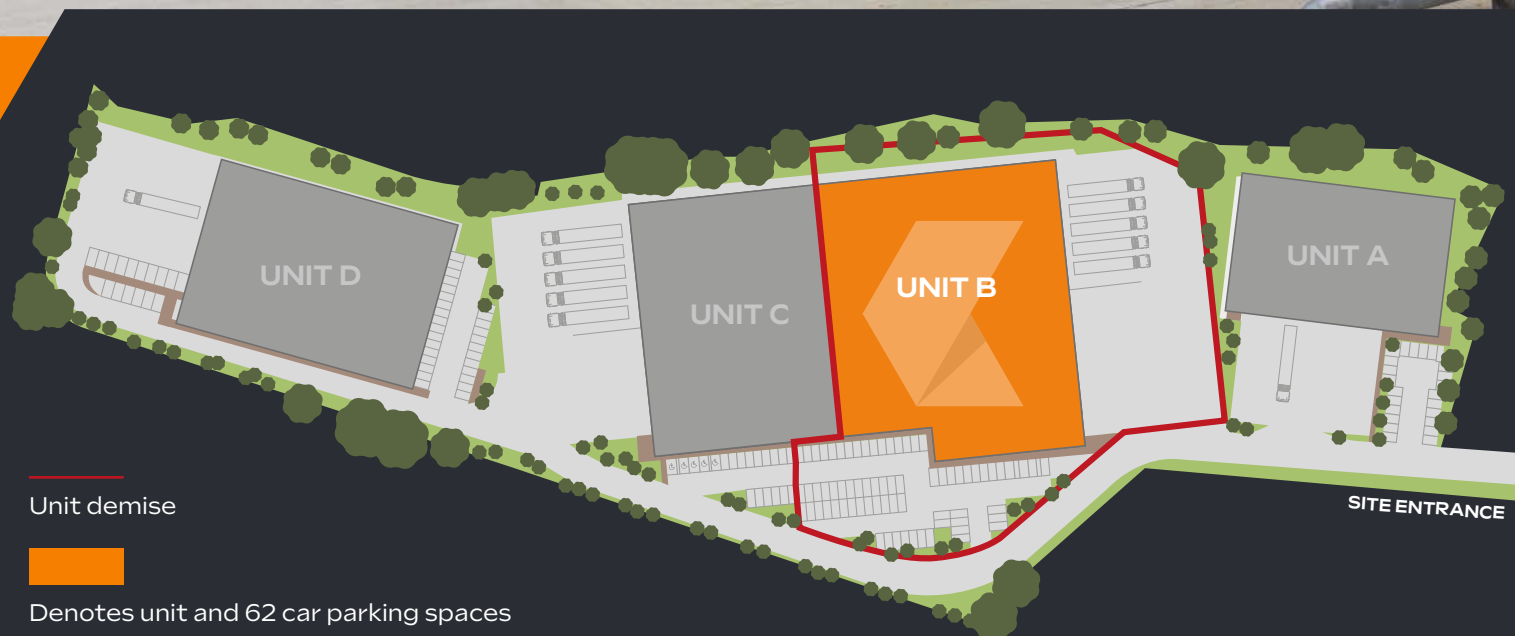


3 phase  
electricity power  
supply



24/7 unrestricted  
access





## ACCOMMODATION

Comprises the following GEA floor areas:

|              | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| Warehouse    | 49,940        | 4,640        |
| Offices      | 14,241        | 1,323        |
| <b>TOTAL</b> | <b>64,181</b> | <b>5,963</b> |



## 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.

UNIT B

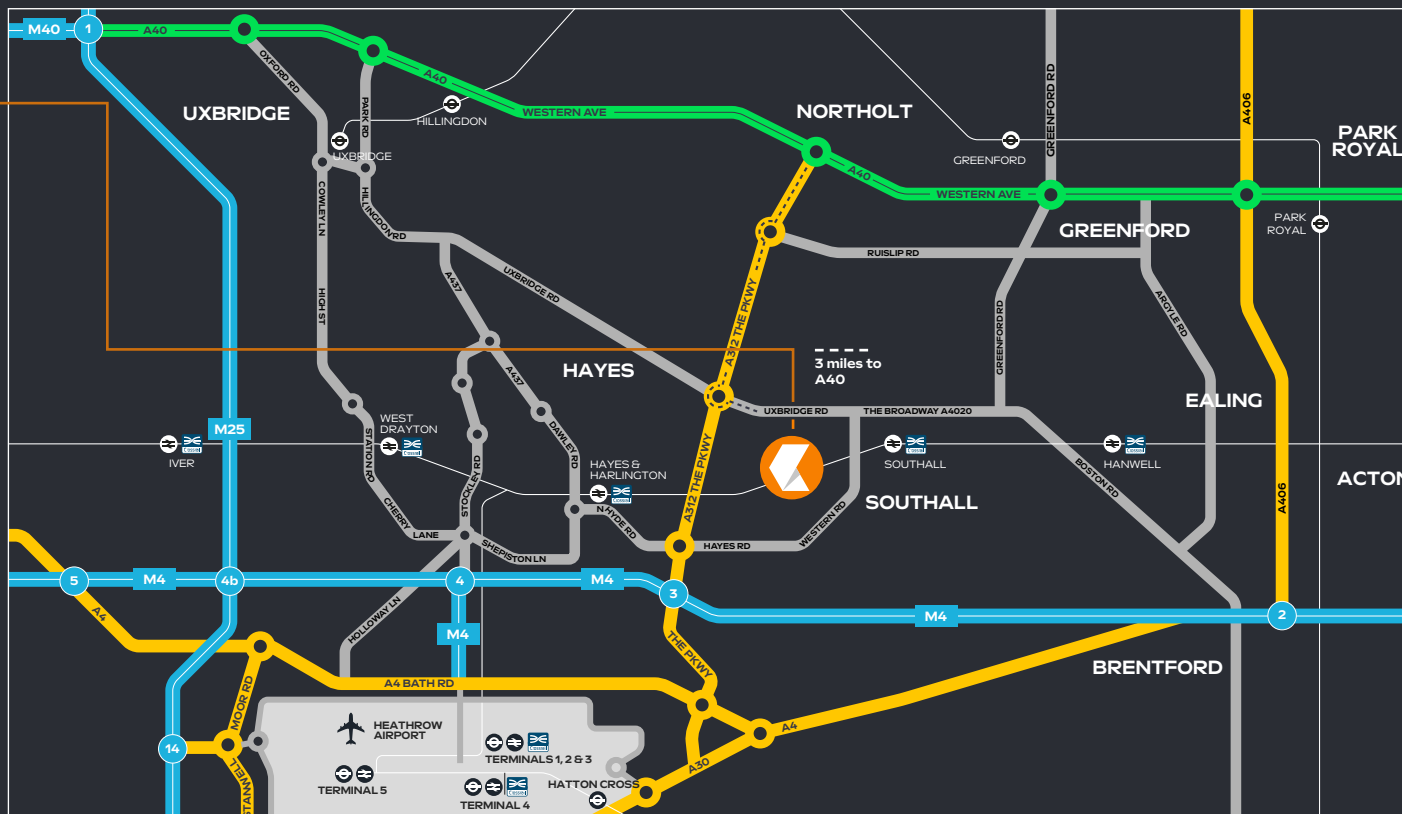
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## TRAVEL DISTANCES

|                                      |            |
|--------------------------------------|------------|
| 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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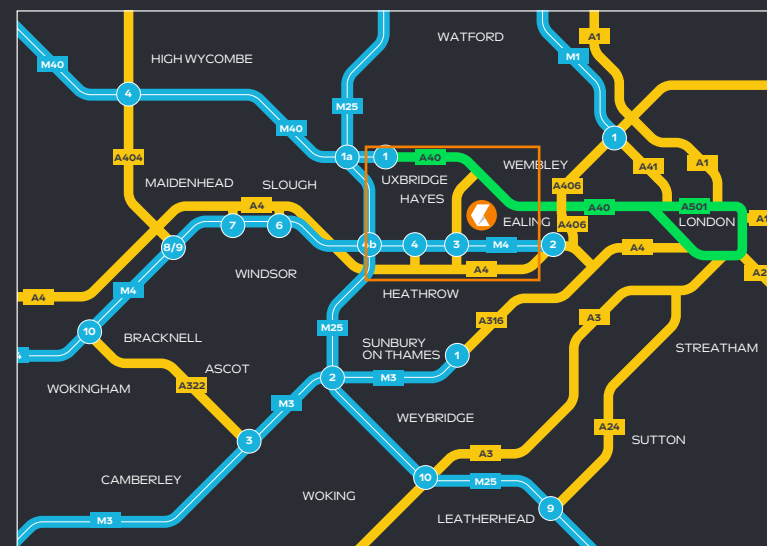
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