



CASTLE PARK
HAYES

TO LET
4,872 - 28,942 SQ FT

An aerial photograph of the Castle Park Hayes industrial estate. Several large industrial units are visible, with three of them highlighted in a bright green color. These units are labeled 'Unit 2', 'Unit 4A', and 'Unit 4B'. The estate is surrounded by parking areas filled with cars and trucks, and other industrial buildings. The overall scene is a busy industrial park.

Unit 4B
Unit 4A
Unit 2

POSITIONED FOR PERFORMANCE

Castle Park Hayes is a four-unit industrial estate with sizes ranging from 4,872 - 28,942 sq ft. Each unit benefits from clear internal height of up to 6m, dedicated electric level loading doors and excellent parking provisions.

The estate is accessed directly from Springfield Road, just to the east of A312 (The Parkway), which provides direct access to the M4 motorway (Junction 3) approximately 1.5 miles (2.4 km) to the south and the A40 (Weston Avenue) dual carriageway 2.5 miles (4 km) to the north.



SHURGARD



graze



colt

Wembley Stadium

Park Royal

Acton

City of London

Brentford

A40

M4 J3

6 mins / 2.2 miles

Heathrow Airport
16 mins / 6.5 miles

A40

7 mins / 3.0 miles

A4020 Uxbridge Road

2 mins / 0.3 mile

Springfield Road

UNIT 2

Extensively Refurbished
Full refurbishment
to Unit 2



Eaves Height
Minimum clear
height of 6m



Warehouse
Back to base build with
new epoxy floor finish
and LED lighting



Offices
Modern office finish with
raised floors, LED lighting
and HVAC system



Roofs
New overlaid roof with
full replacement of
rooflights



Yards
Newly poured reinforced
secure yard



Parking Designated
30 parking spaces to the
front of the unit



EPC
Targeting EPC B

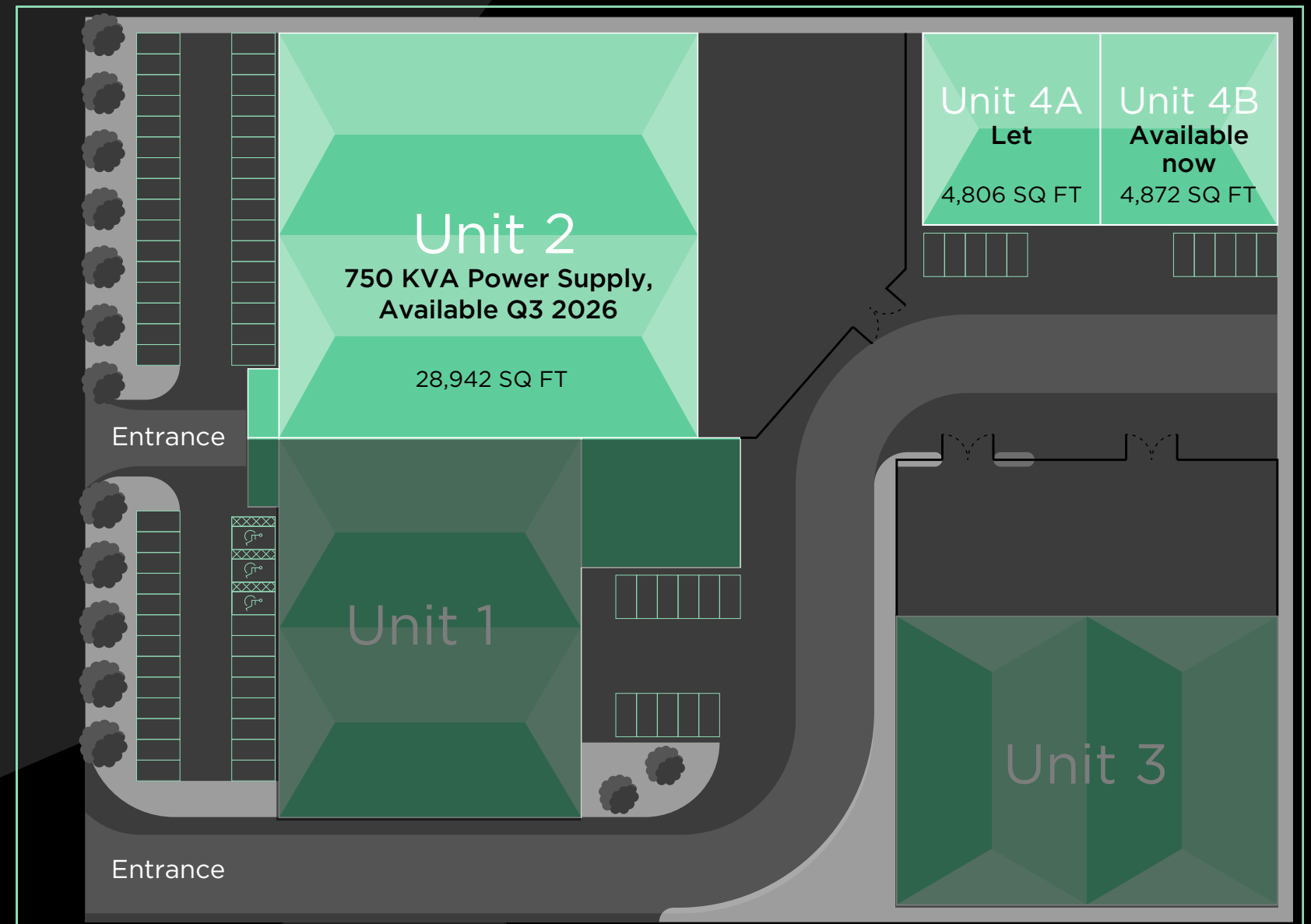


2 Electric
Loading Doors



CASTLE PARK, HAYES

CASTLE PARK

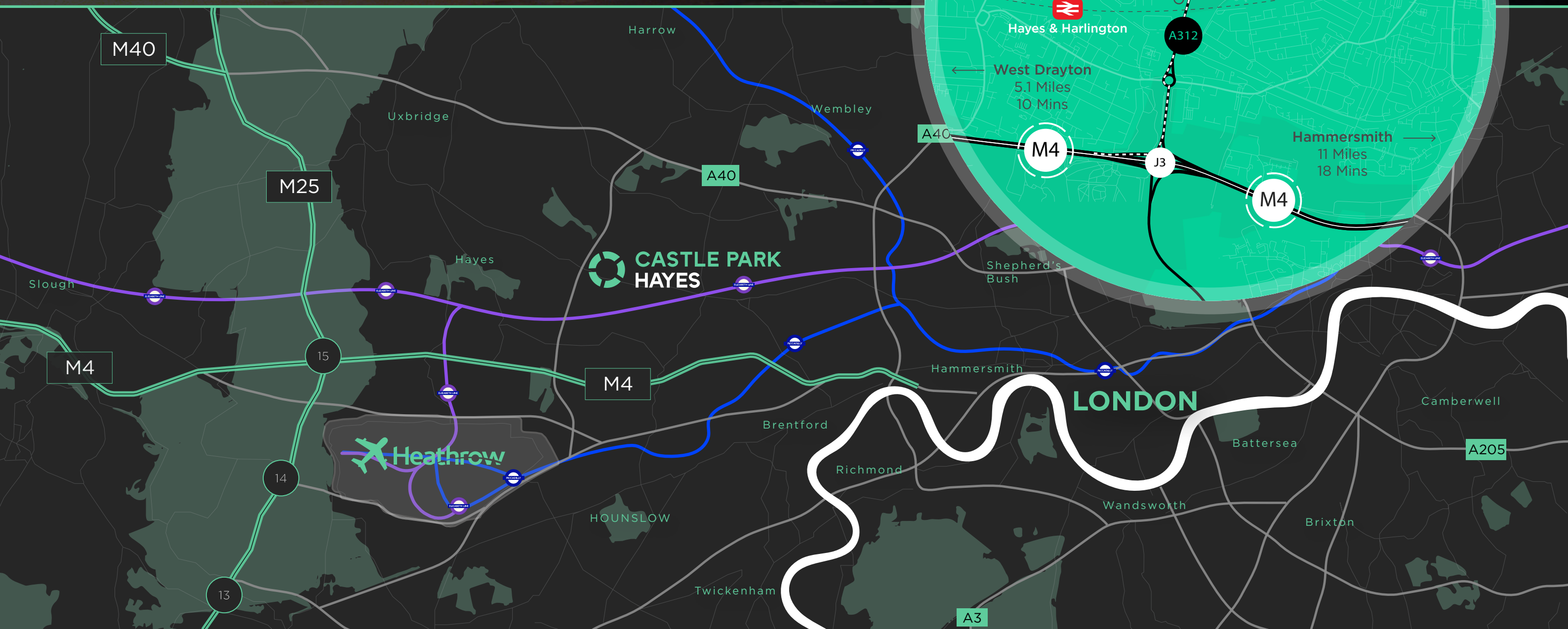


UNIT	TENANT	SQ FT (GIA)	SQ M (GIA)
Unit 1	Reach Food Services	19,914	1,850
Unit 2	750 KVA Power Supply, Available Q3 2026	28,942	2,688
Unit 3	AK Builders Merchants	18,288	1,699
Unit 4A	Let	4,806	446
Unit 4B	Available Now	4,872	453



CLOSE TO HEATHROW. CLOSER TO OPPORTUNITY.

Castle Park Hayes is situated centrally between the A40 (Western Avenue) and the M4, providing excellent access to the M25, Heathrow Airport and Central London.



M4 Junction 3 2.2 miles 6 mins	M25 Junction 15 5.7 miles 11 mins	Central London 15.5 miles 45 mins	Heathrow Airport 6.5 miles 16 mins	Uxbridge 7.3 miles 15 mins	Southall Station 2.2 miles 10 mins	Hayes & Harlington Station 2.7 miles 9 mins
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Employment in logistics/
transport: One of the highest
concentrations in London,
thanks to Heathrow

Source ONS

Vacancy rate (West London
industrial): ~2.5% (among
the lowest in UK)



Elizabeth Line journey
Hayes to Paddington:
15 minutes

Population within 30
min drive: 2 million

Source ONS & Nomis

Local employment in
transport/storage: ~8%
(UK avg ~5%)

Source ONS & Nomis



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HAYES**

Further Information

If you require further information or wish to arrange an inspection please contact:

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