

Unbox the best logistics  
space for your business



**boxyard**

H A Y E S

4 Outstanding Warehouse / Logistics Units  
15,458 – 83,746 sq ft

**AVAILABLE FOR OCCUPATION  
IN SUMMER 2025**

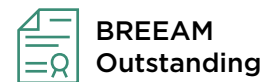
BOXYARD | RIGBY LANE | HAYES | UB3 1DQ  
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**4 brand new, outstanding  
units available to let**

**15,458 – 83,746 sq ft**

Boxyard pushes the bar in sustainability, EPC A+ and BREEAM Outstanding are part of the vision to attain 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, passenger lifts and full height glazing to all first floor accommodation.

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



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



Flexible units



15kn structural  
mezzanines

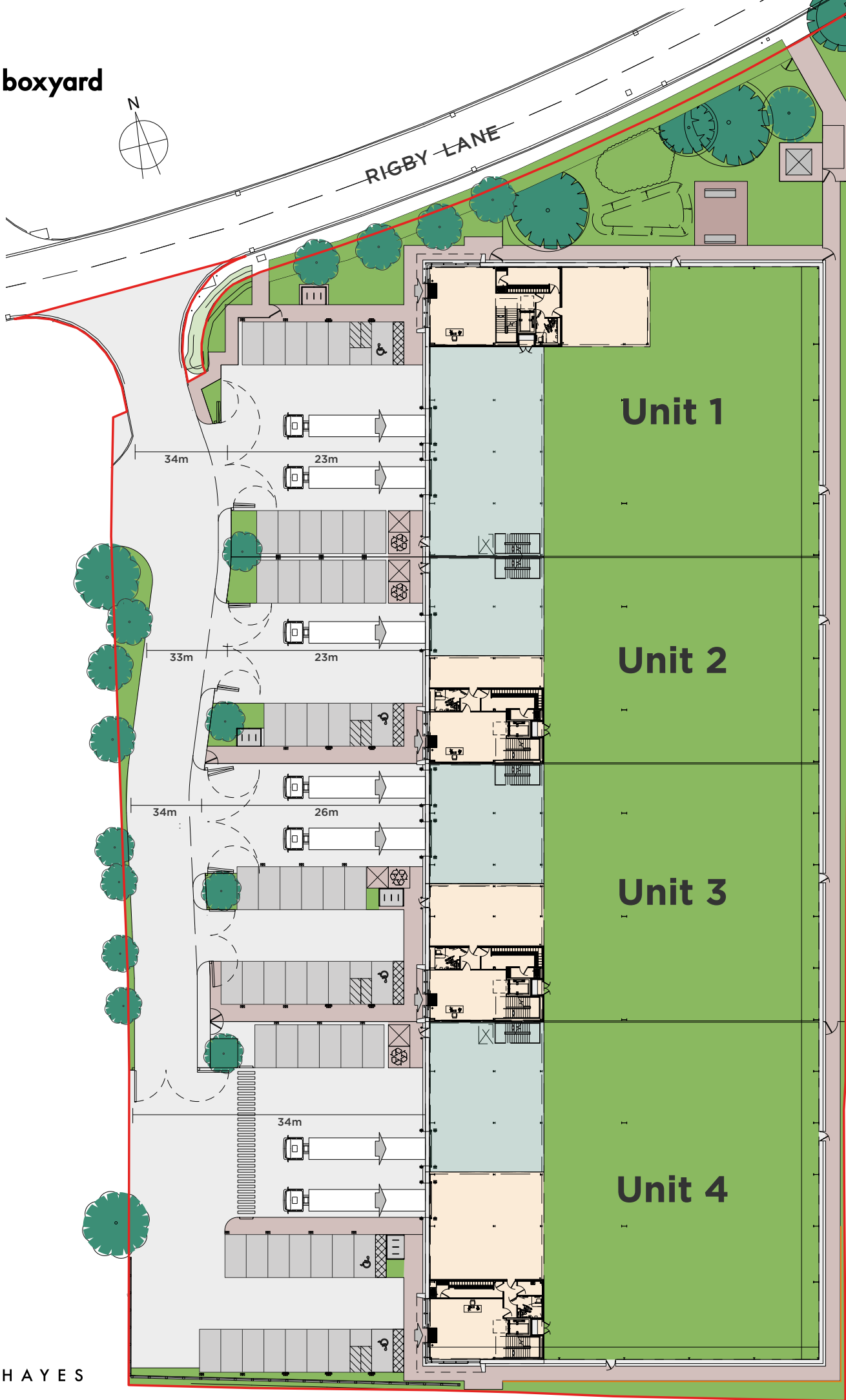


50kn per sq m  
loading




Up to 34m  
yard depth






1st Floor Office      1st Floor Mezzanine


UNIT 1	SQ M	SQ FT
Ground Floor	1,579	16,997
1st Fl Office	254	2,734
Mezzanine	335	3,606
TOTAL	2,168	23,337




23 Metre Yard



2 Loading Doors




12 Car Parking Spaces




2 EV Charging Bike Spaces


UNIT 2	SQ M	SQ FT
Ground Floor	1,108	11,927
1st Fl Office	171	1,841
Mezzanine	157	1,690
TOTAL	1,436	15,458




23 Metre Yard



1 Loading Door




11 Car Parking Spaces




2 EV Charging Bike Spaces


UNIT 3	SQ M	SQ FT
Ground Floor	1,385	14,908
1st Fl Office	219	2,357
Mezzanine	191	2,056
TOTAL	1,795	19,321




26 Metre Yard



2 Loading Doors




13 Car Parking Spaces




2 EV Charging Bike Spaces


UNIT 4	SQ M	SQ FT
Ground Floor	1,836	19,763
1st Fl Office	306	3,294
Mezzanine	239	2,573
TOTAL	2,381	25,630




34 Metre Yard



2 Loading Doors



22 Car Parking Spaces



2 EV Charging Bike Spaces

TOTAL	7,780 SQ M	83,746 SQ FT
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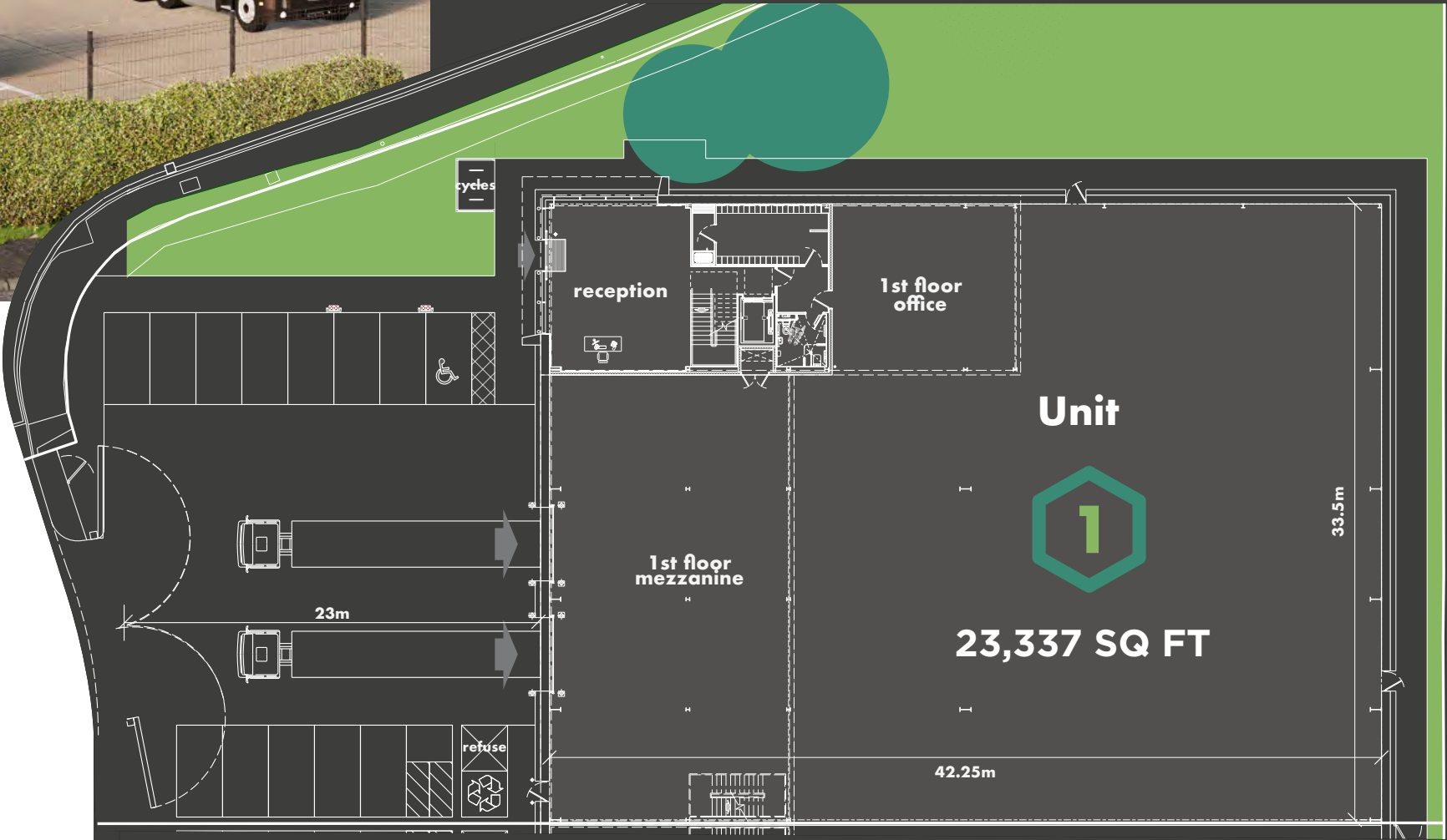
# Unit 1

23,337 SQ FT

16,997 SQ FT  
GROUND FLOOR

2,734 SQ FT  
FIRST FLOOR OFFICE

3,606 SQ FT  
MEZZANINE



23 Metre Yard  
34m to road



2 Loading  
Doors



12 Car  
Parking Spaces



2 EV Charging  
Bike Spaces



12.5m Eaves  
Clearance



15kn structural  
mezzanines



Potable Water  
Capacity  
0.75 litres / sec



Electrical Supply  
Capacities  
185kVA Power



CO<sub>2</sub> Saving  
36.7 (Tonnes/yr)



Target PV Generation  
70,690 (kWH/yr)





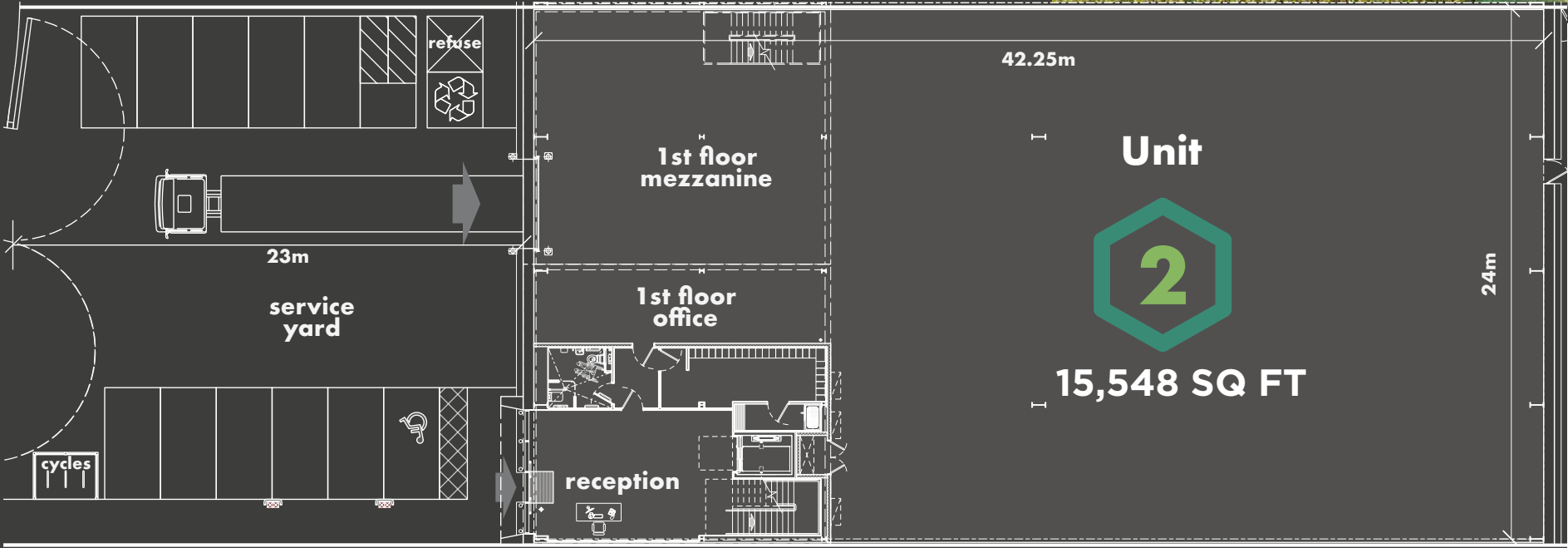
# Unit 2

15,548 SQ FT

11,297 SQ FT  
GROUND FLOOR

1,841 SQ FT  
FIRST FLOOR OFFICE

1,690 SQ FT  
MEZZANINE



  
23 Metre Yard  
34m to road


  
1 Loading  
Door

  
11 Car  
Parking Spaces


  
2 EV Charging  
Bike Spaces


  
12.5m Eaves  
Clearance

  
15kn structural  
mezzanines

  
Potable Water  
Capacity  
0.75 litres / sec

  
Electrical Supply  
Capacities  
150kVA Power

  
CO<sub>2</sub> Saving  
30.1 (Tonnes/yr)

  
Target PV Generation  
58,066 (kWh/yr)





# Unit 3

19,321 SQ FT

14,908 SQ FT  
GROUND FLOOR

2,357 SQ FT  
FIRST FLOOR OFFICE

2,056 SQ FT  
MEZZANINE



26 Metre Yard  
34m to road



2 Loading  
Doors



13 Car  
Parking Spaces



2 EV Charging  
Bike Spaces



12.5m Eaves  
Clearance



15kn structural  
mezzanines



Potable Water  
Capacity  
0.75 litres / sec



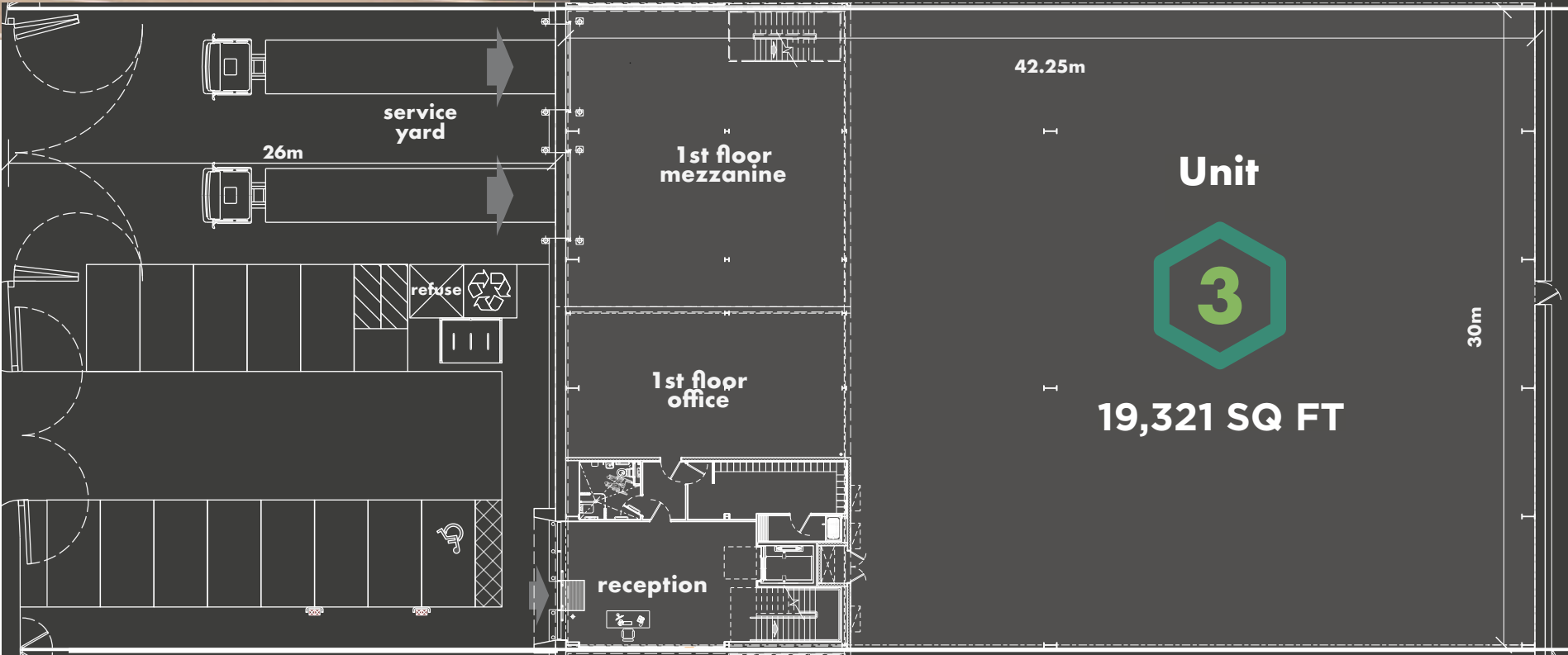
Electrical Supply  
Capacities  
160kVA Power



CO<sub>2</sub> Saving  
33.2 (Tonnes/yr)



Target PV Generation  
64,019 (kWH/yr)







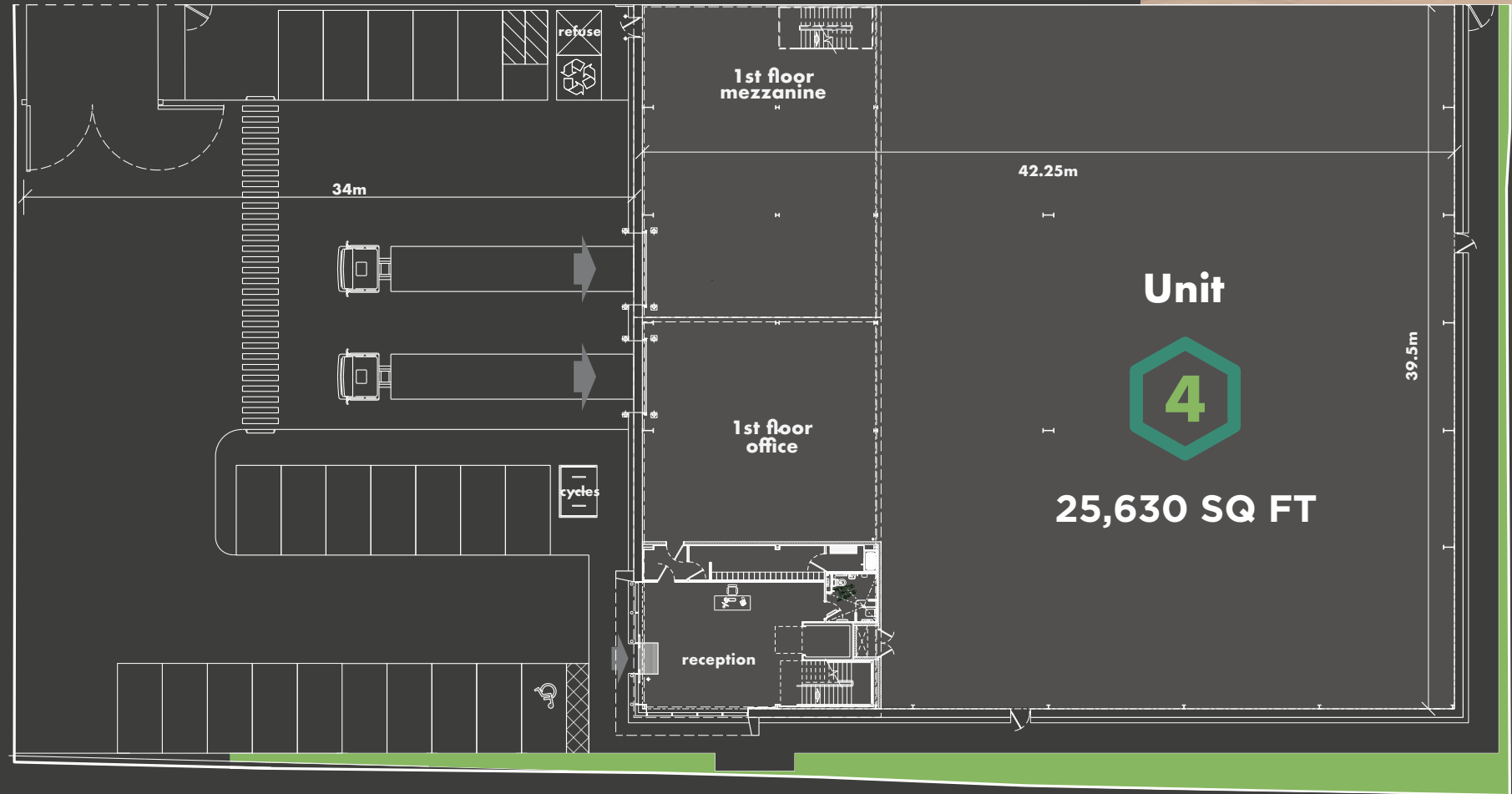
# Unit 4

25,630 SQ FT

19,763 SQ FT  
GROUND FLOOR

3,294 SQ FT  
FIRST FLOOR OFFICE

2,573 SQ FT  
MEZZANINE



34 Metre Yard



2 Loading Doors



22 Car Parking Spaces



2 EV Charging Bike Spaces



12.5m Eaves Clearance



15kn structural mezzanines



Potable Water Capacity  
0.75 litres / sec



Electrical Supply Capacities  
185kVA Power



CO<sub>2</sub> 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+.

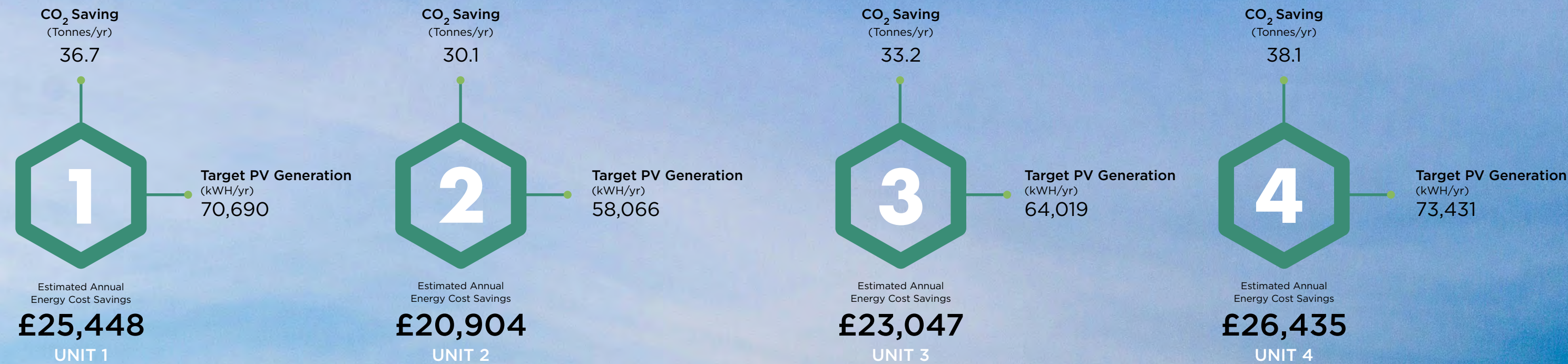
Building features include roof photovoltaics and PIR sensitive LED lighting to reduce energy costs, extensive glazing to maximise light. EV and cargo-bike charging feature alongside cycle shelters to promote sustainable travel.

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.



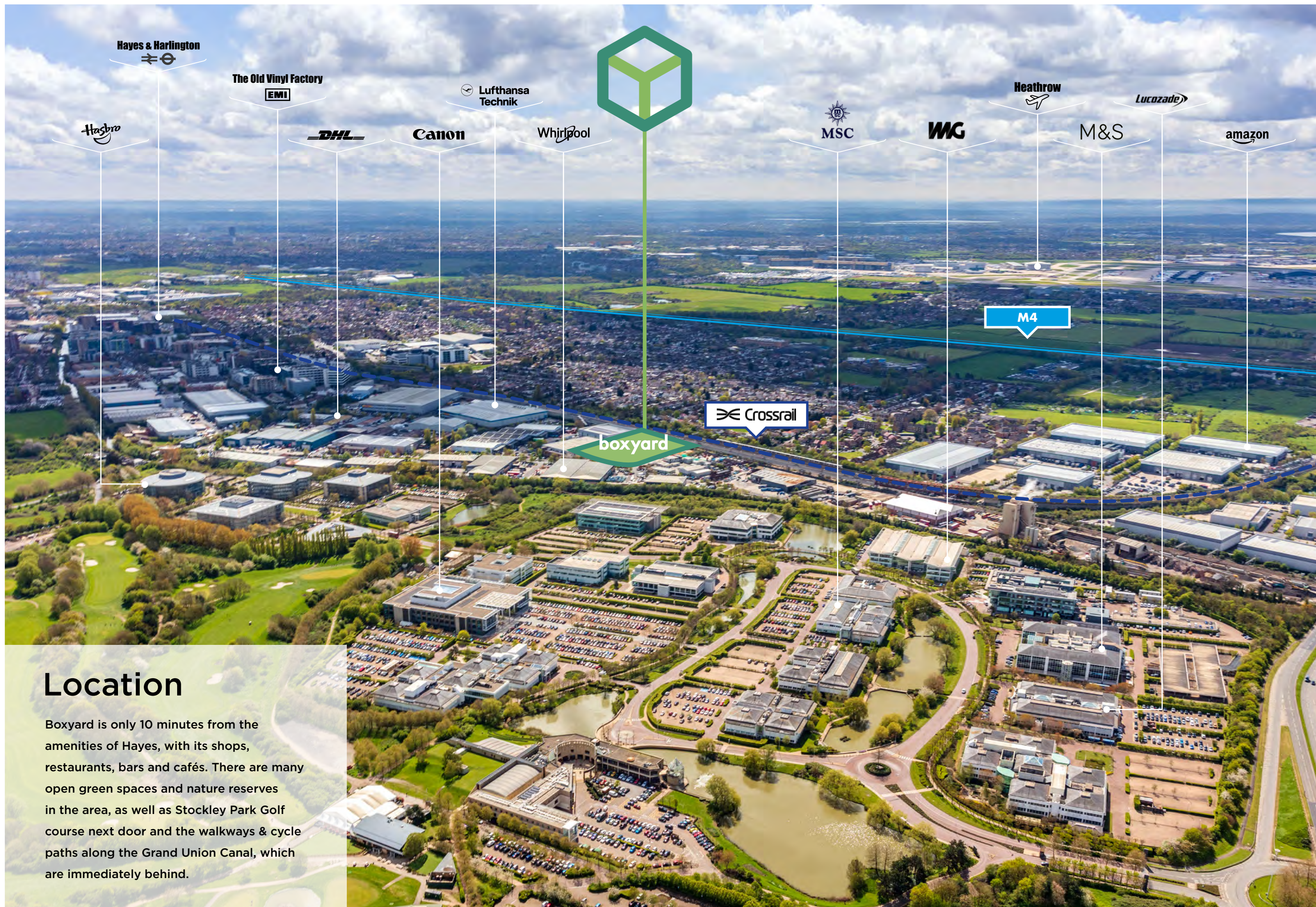




# COST SAVING

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

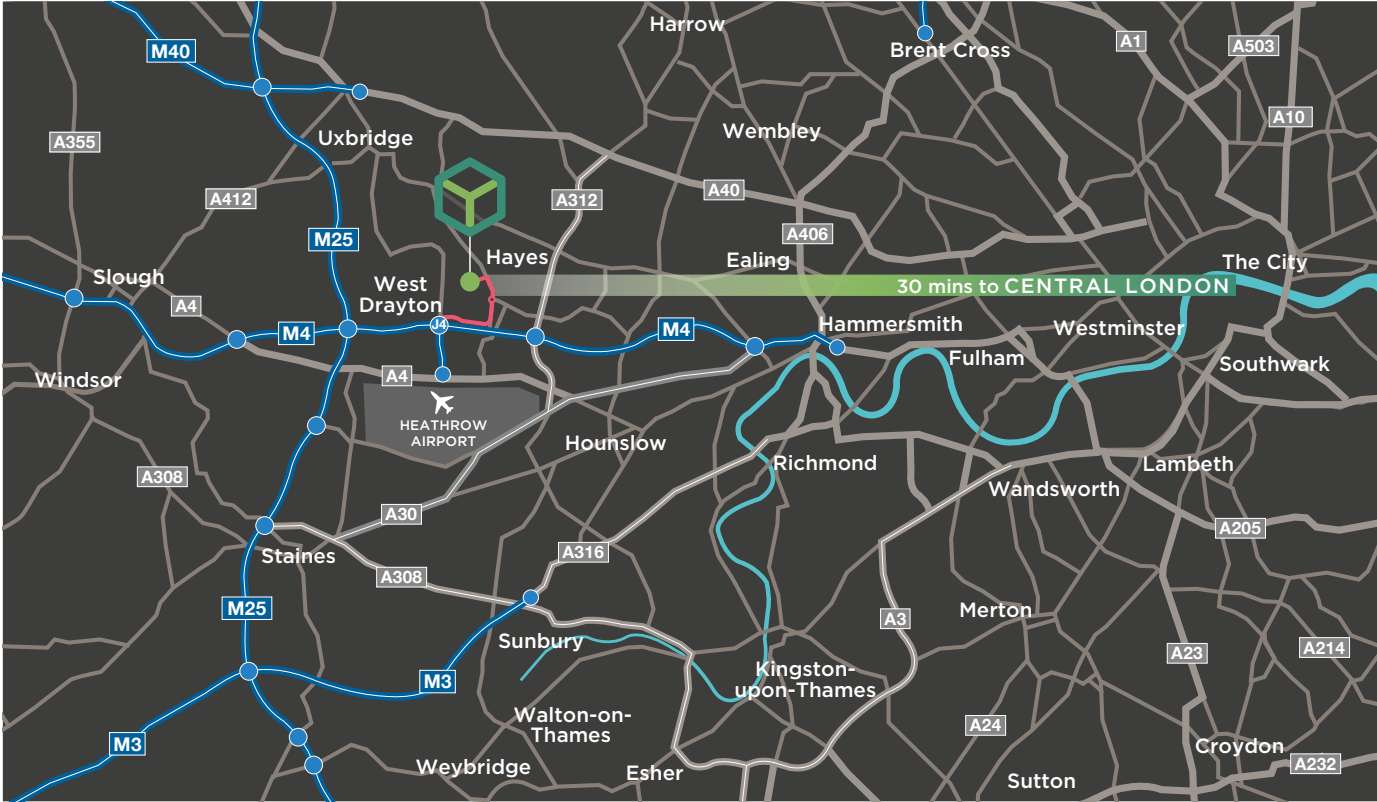
Boxyard is only 10 minutes from the amenities of Hayes, with its shops, restaurants, bars and cafés. There are many open green spaces and nature reserves in the area, as well as Stockley Park Golf course next door and the walkways & cycle paths along the Grand Union Canal, which are immediately behind.



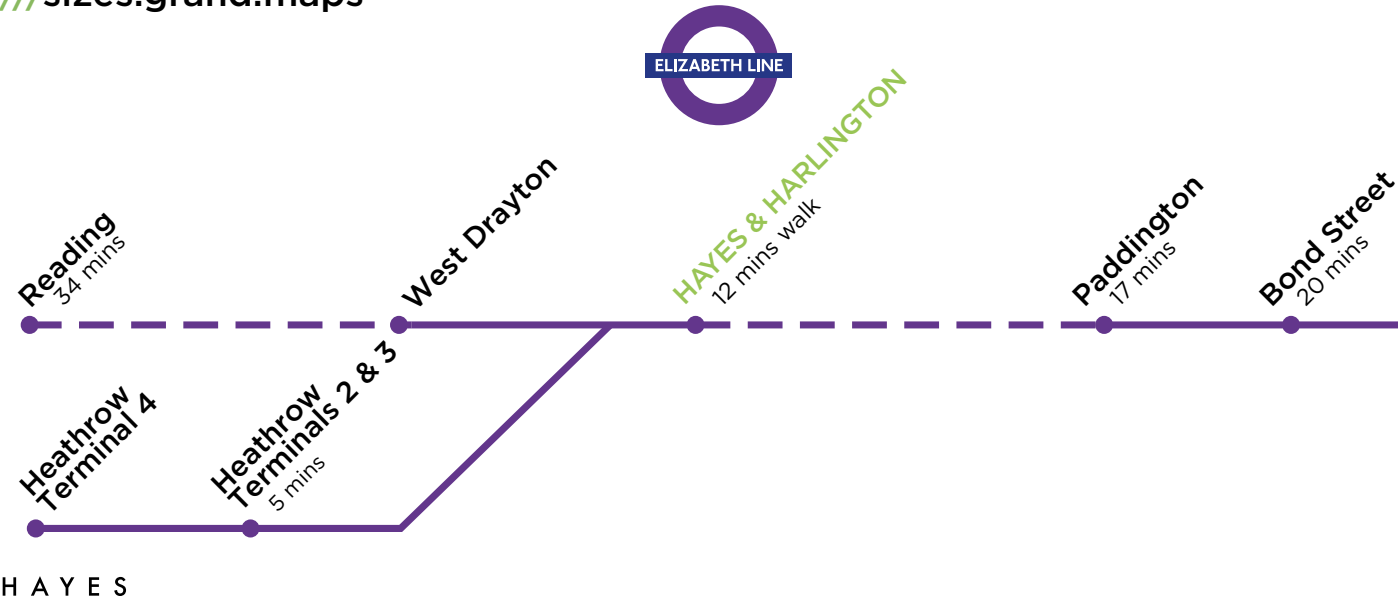
# Connections

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.

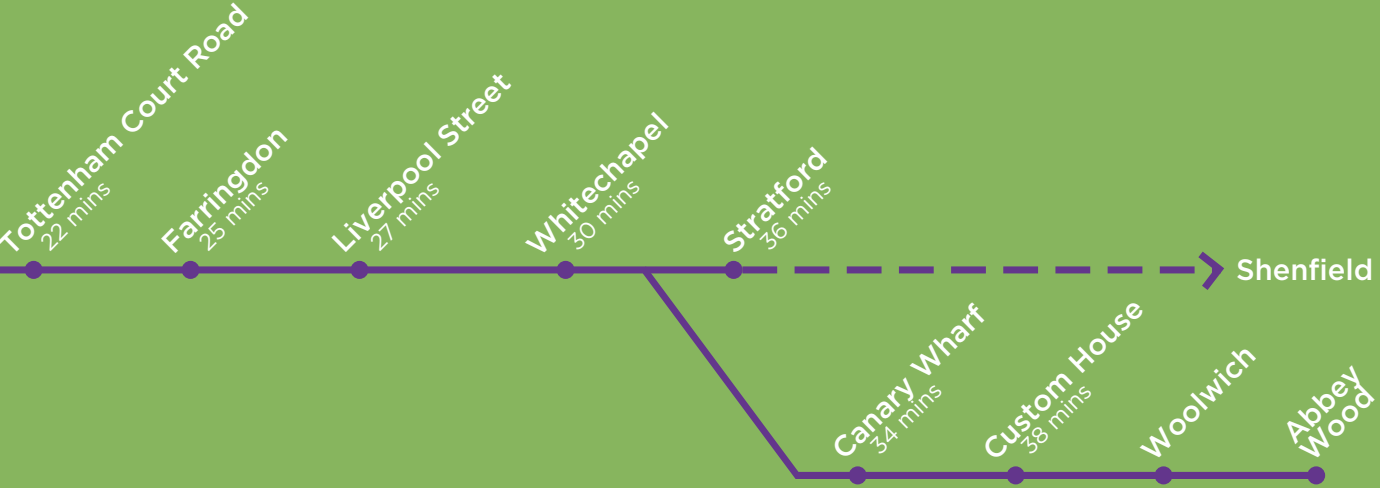
Destination drive times	miles	mins
Hayes & Harlington Station (Elizabeth Line)	0.6 (12 mins walk)	3
M4 (J3)	2.3	7
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40 Target Roundabout	5.1	12
M25 (J15)	4.1	9
M40 (J1)	6	15
Heathrow Cargo	8.1	15
Central London	16.7	30



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H A Y E S

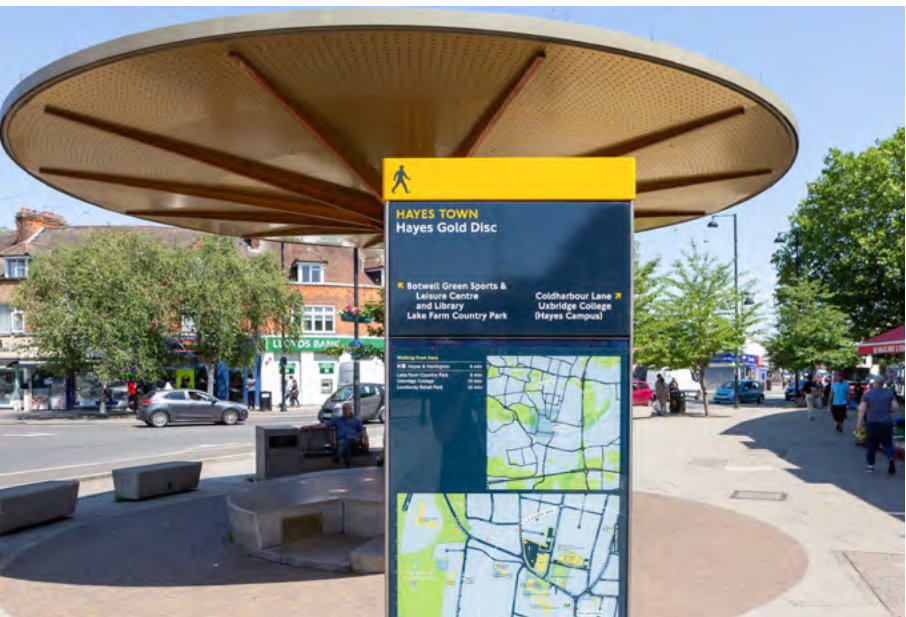




# Amenities









Unbox the best logistics  
space for your business







**BOXYARD | RIGBY LANE | HAYES | UB3 1DQ**

A development by



**WRENBRIDGE**



**FIERA  
REAL ESTATE**

**Colliers**

**01895 813 344**

[stanley.gibson@colliers.com](mailto:stanley.gibson@colliers.com)

[patrick.rosso@colliers.com](mailto:patrick.rosso@colliers.com)

[yc.lau@colliers.com](mailto:yc.lau@colliers.com)

**JLL**

**020 8759 4141**

[sarah.downes@jll.com](mailto:sarah.downes@jll.com)

[katy.kenealy@jll.com](mailto:katy.kenealy@jll.com)

[james.miller@jll.com](mailto:james.miller@jll.com)

**[boxyardhayes.co.uk](https://boxyardhayes.co.uk)**

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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. 2024

Designed by  
**HEKKTA**