



CASTLE PARK HAYES

TO LET
9,678 – 28,942 SQ FT
Available Q4 2025

POSITIONED FOR PERFORMANCE

Castle Park Hayes is a four-unit industrial estate with sizes ranging from 9,678 – 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 with P/C Q4 25



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

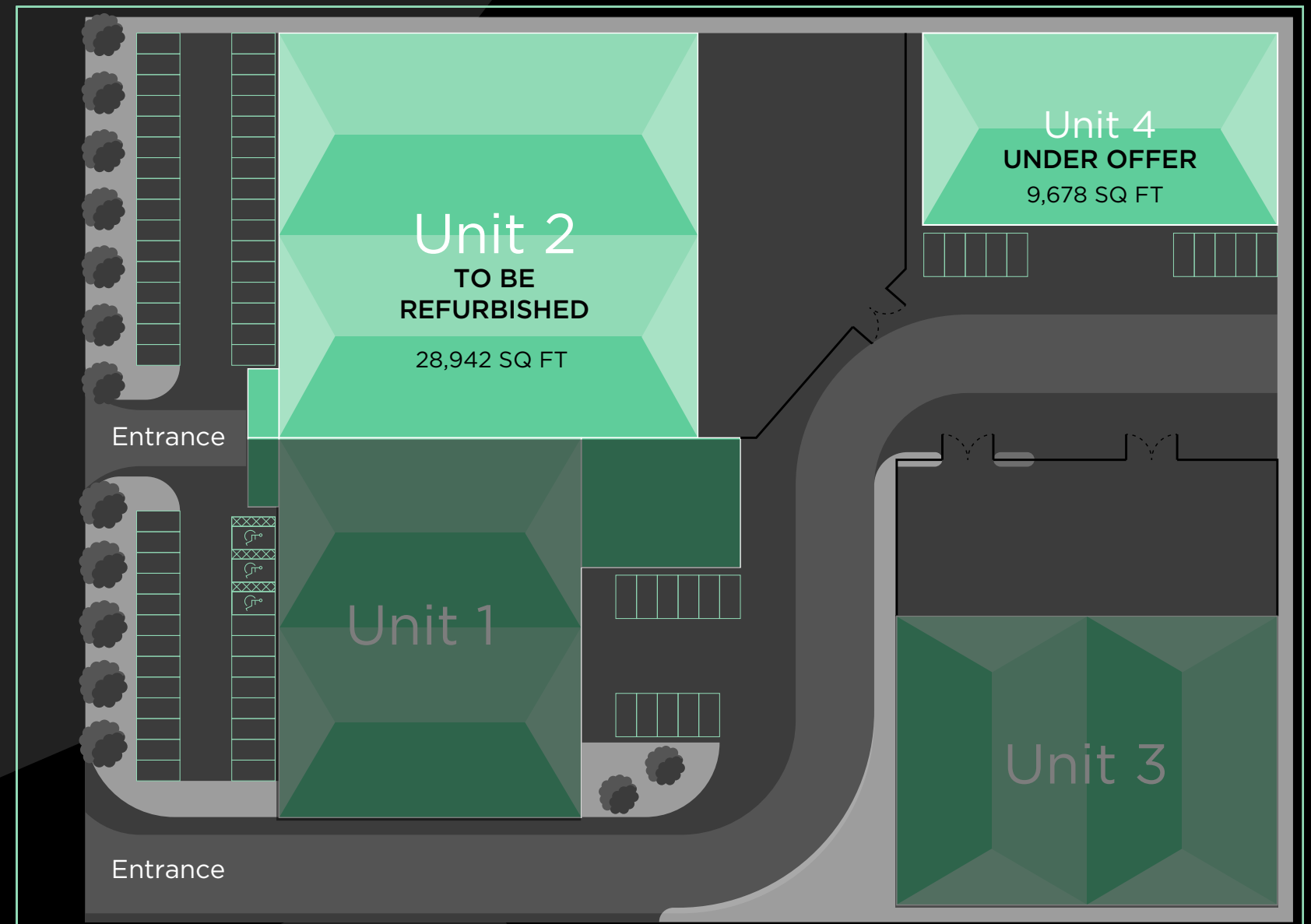


2 Electric
Loading Doors



CASTLE PARK, HAYES

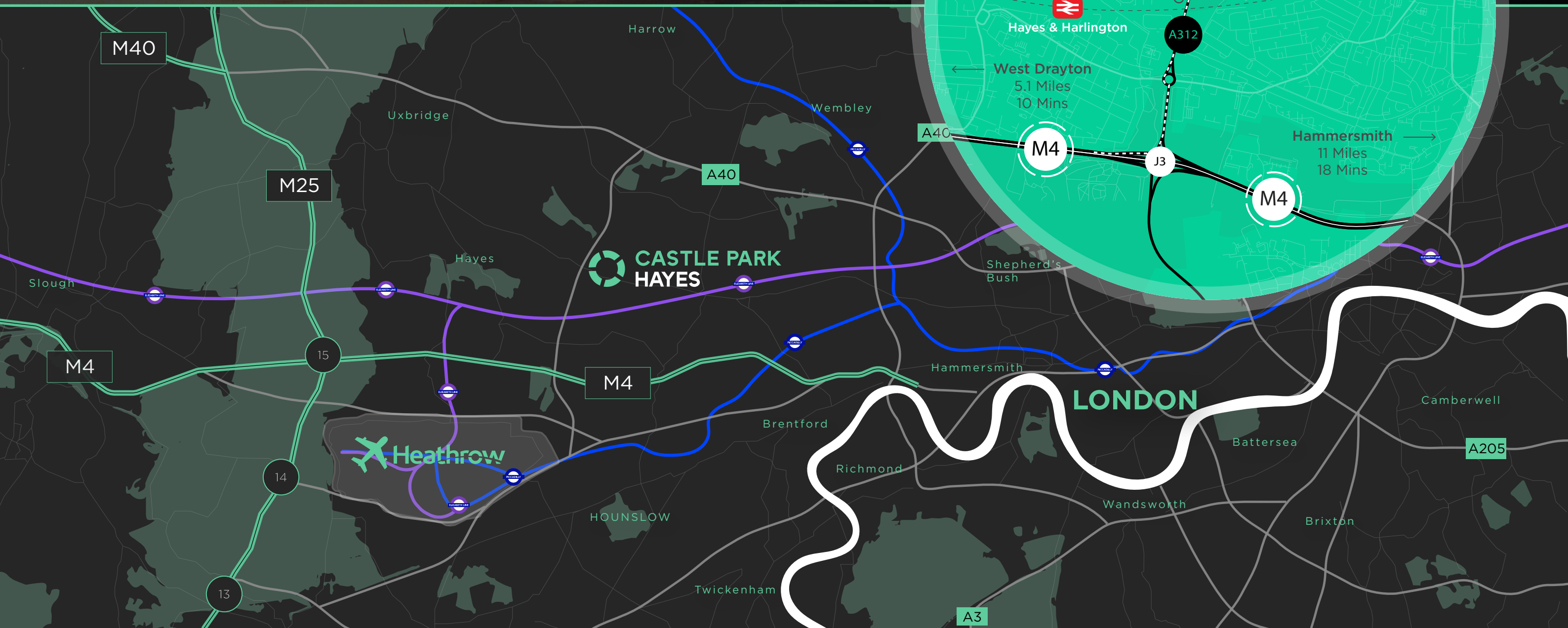
CASTLE PARK



UNIT	TENANT	SQ FT	SQ M
Unit 1	Reach Food Services	19,914	1,850
Unit 2	To Be Refurbished	28,942	2,688
Unit 3	AK Builders Merchants	18,288	1,699
Unit 4	Under Offer	9,678	900

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



**CASTLE PARK
HAYES**

Further Information

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

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