



**CASTLE PARK**  
**HAYES**

**TO LET**  
4,872 - 28,942 SQ FT

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.



CASTLE PARK HAYES

SHURGARD



Storemove

CASTLE PARK HAYES



graze

Quality Foods

Quality Foods

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 overclad roof with full replacement of rooflights



**Yards**  
Newly poured reinforced secure yard



**Parking Designated**  
30 parking spaces to the front of the unit



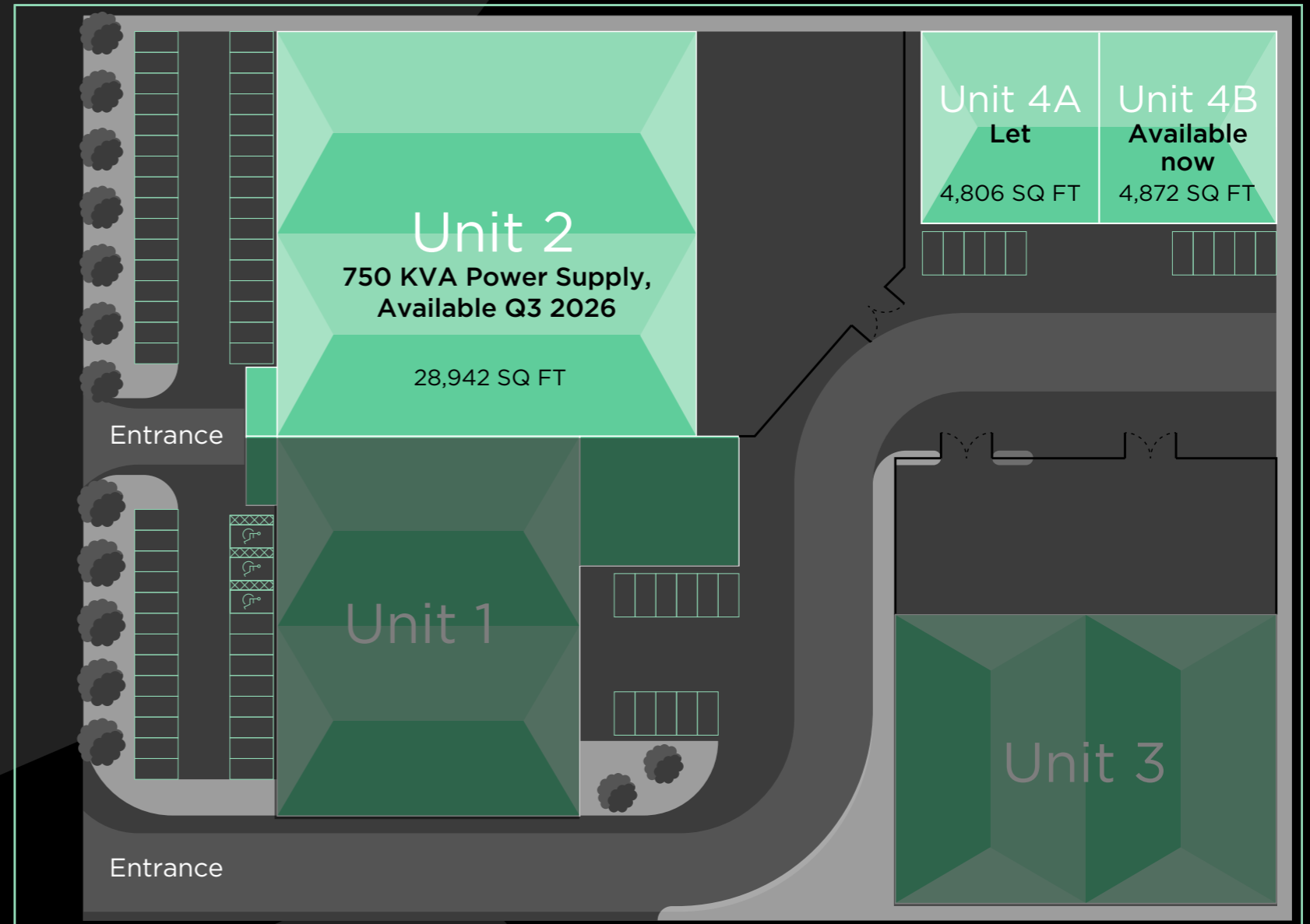
**EPC**  
Targeting EPC B



**2 Electric**  
Loading Doors



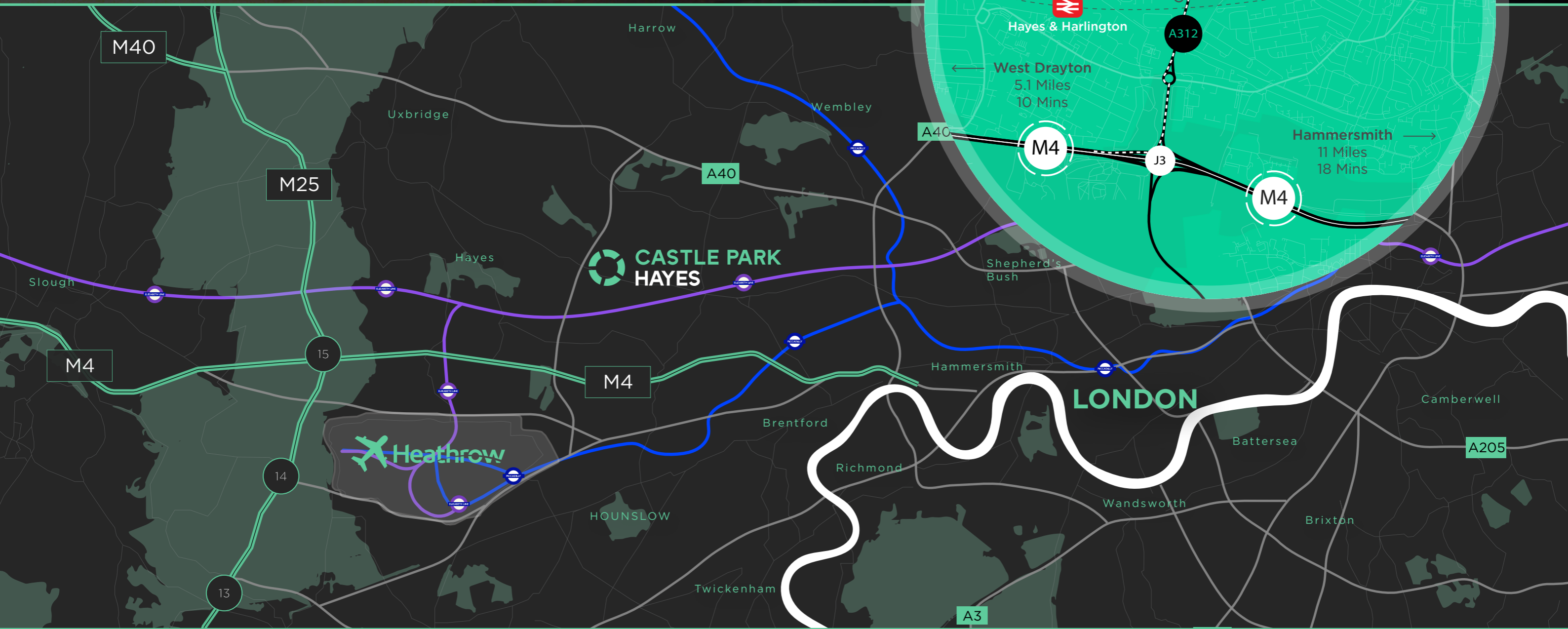
# CASTLE PARK



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



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**

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## Further Information

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

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