

**HAYES**

Record Store, Blyth Road,  
UB3 1HA

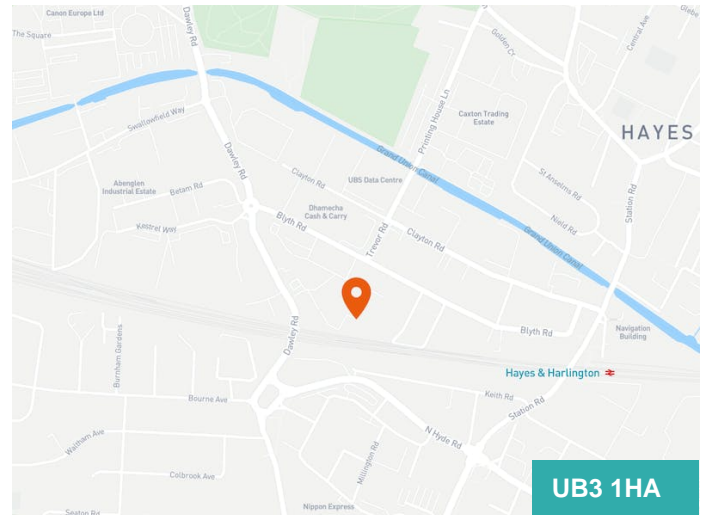
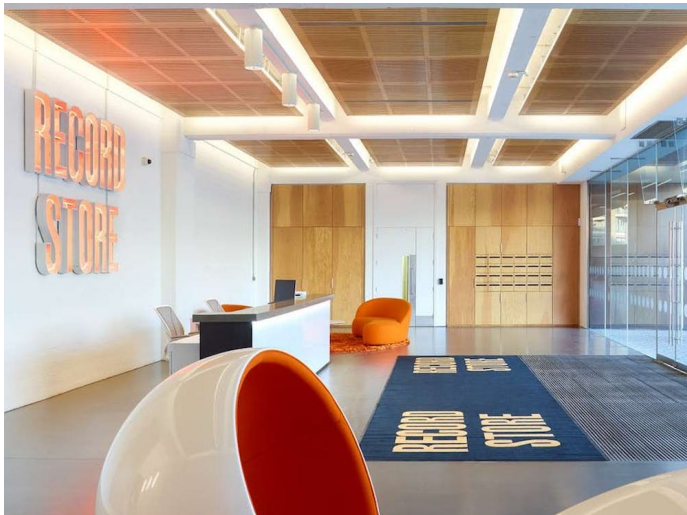


**OFFICE TO LET**

**2,500 TO 64,637 SQ FT**

**Office Space, Remastered**

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## Summary

<b>Available Size</b>	2,500 to 64,637 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£5.40 Per sq ft Business rates update April 2023
<b>Service Charge</b>	£6.75 Per sq ft
<b>Car Parking</b>	Car parking ratio 1:420 sq ft
<b>EPC Rating</b>	C (51)

## Description

Once the place where EMI mastered ground breaking albums by The Beatles and The Rolling Stones, this landmark art deco building designed by Wallis, Gilbert and Partners has been remastered into high end office space.

The Record Store's vast, open-plan factory floors have been reinvented by award winning architects Allford Hall Monaghan Morris (AHMM). Each of the six storeys with flexible floorplates of up to 15,000 sq ft, offer floor to ceiling heights of over 3.5 metres. The building also benefits from extensive natural light with views across The Old Vinyl Factory and Heathrow.

## Location

The Record Store is one of the best connected locations in West London. The Old Vinyl Factory is located on Blyth Road in Hayes, UB3 1HA. It is approximately 14 miles west of central London. Heathrow Airport is only 4 miles to the south and junction 3 of the M4 is 1.5 miles away.

Hayes and Harlington Railway Station is a 5 minute walk from The Record Store and provides rail services to Reading (40 minutes), London Paddington (under 6 minutes) and into the Heathrow Terminals (12 minutes).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	14,482	1,345.42	Available
2nd	14,383	1,336.22	Available
3rd	14,509	1,347.93	Available
4th - Part	6,706	623.01	Available
5th	14,557	1,352.39	Available
<b>Total</b>	<b>64,637</b>	<b>6,004.97</b>	



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