

HAYES POINT



TO LET / FOR SALE
REFURBISHED WAREHOUSE
CLOSE TO THE M4, A40, M25
& HEATHROW AIRPORT

45,050 SQ FT
(4,184 SQ M)



HAYES POINT, SPRINGFIELD ROAD, HAYES, MIDDLESEX UB4 0JT

A REFURBISHED HEADQUARTERS WAREHOUSE CLOSE TO THE M4, A40, M25 & HEATHROW AIRPORT.

LOCATION

Hayes Point is located on the eastern side of Springfield Road on the corner of Bullsbrook Road. Springfield Road is accessed via Uxbridge Road (A4020), which in turn leads directly to Parkway (A312). The A312 provides access to Junction 3 M4 and the A40 (Target Roundabout). Heathrow Airport & the M25 are within close distance.

DESCRIPTION

The building provides a fully refurbished detached headquarters warehouse / industrial property on a secure site of approximately 2 acres.

TERMS

The property is available on a full repairing and insuring lease or freehold sale.

FEATURES

Warehouse

- 7.52m clear height
- 4 dock level and 2 surface level loading doors on 2 elevations
- LED lighting
- Warehouse office / staff area

Office

- Suspended ceiling
- Perimeter trunking
- Air handling

External

- Secure yard area with 2 access / exit points
- Dedicated car park

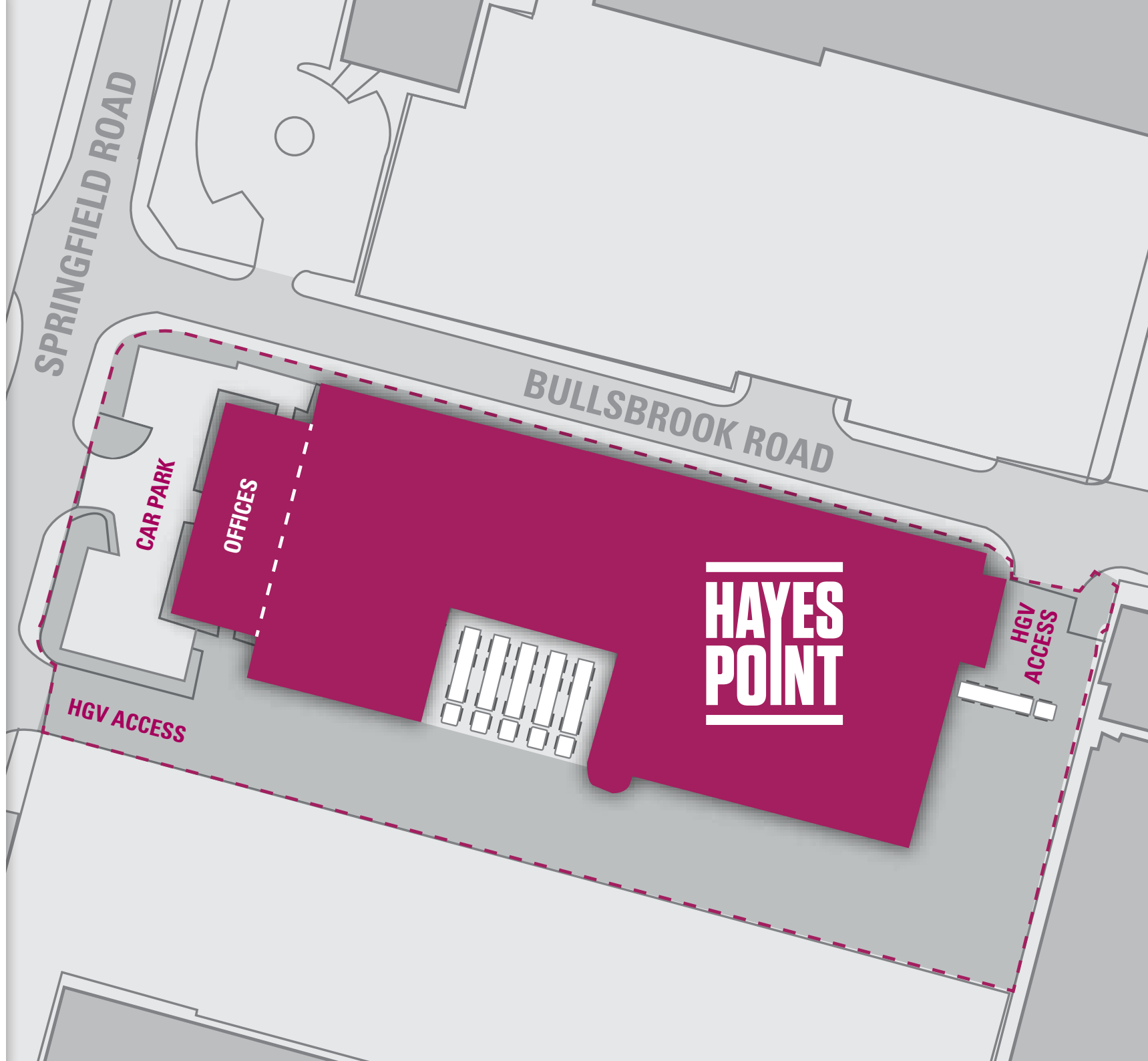
HAYES POINT

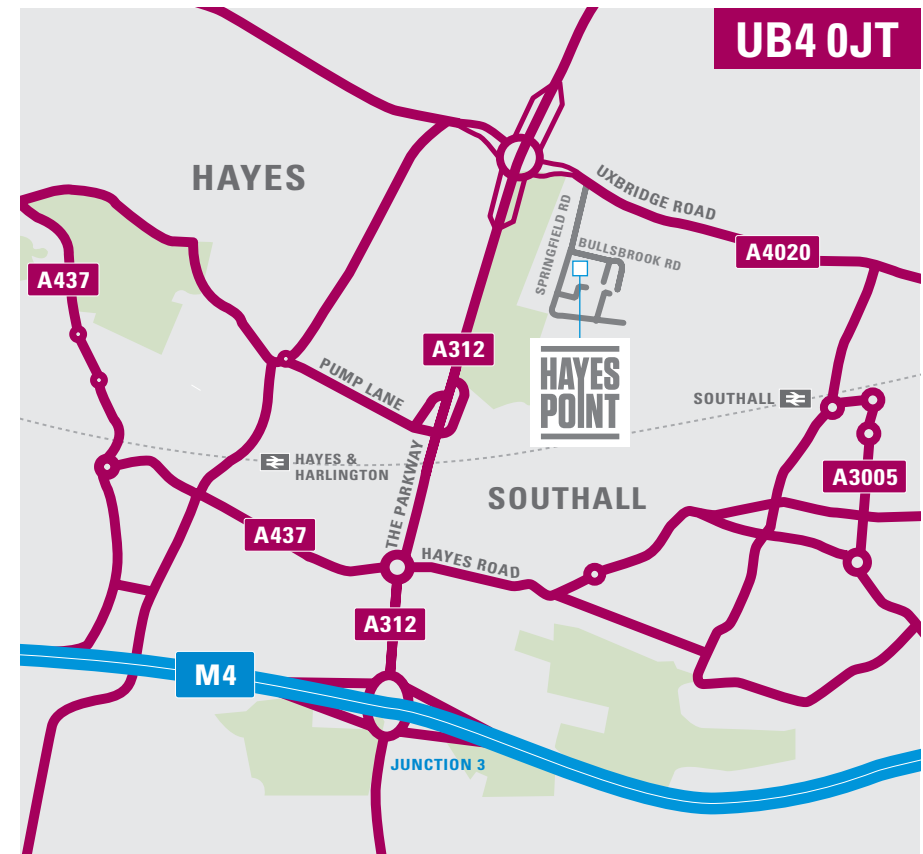
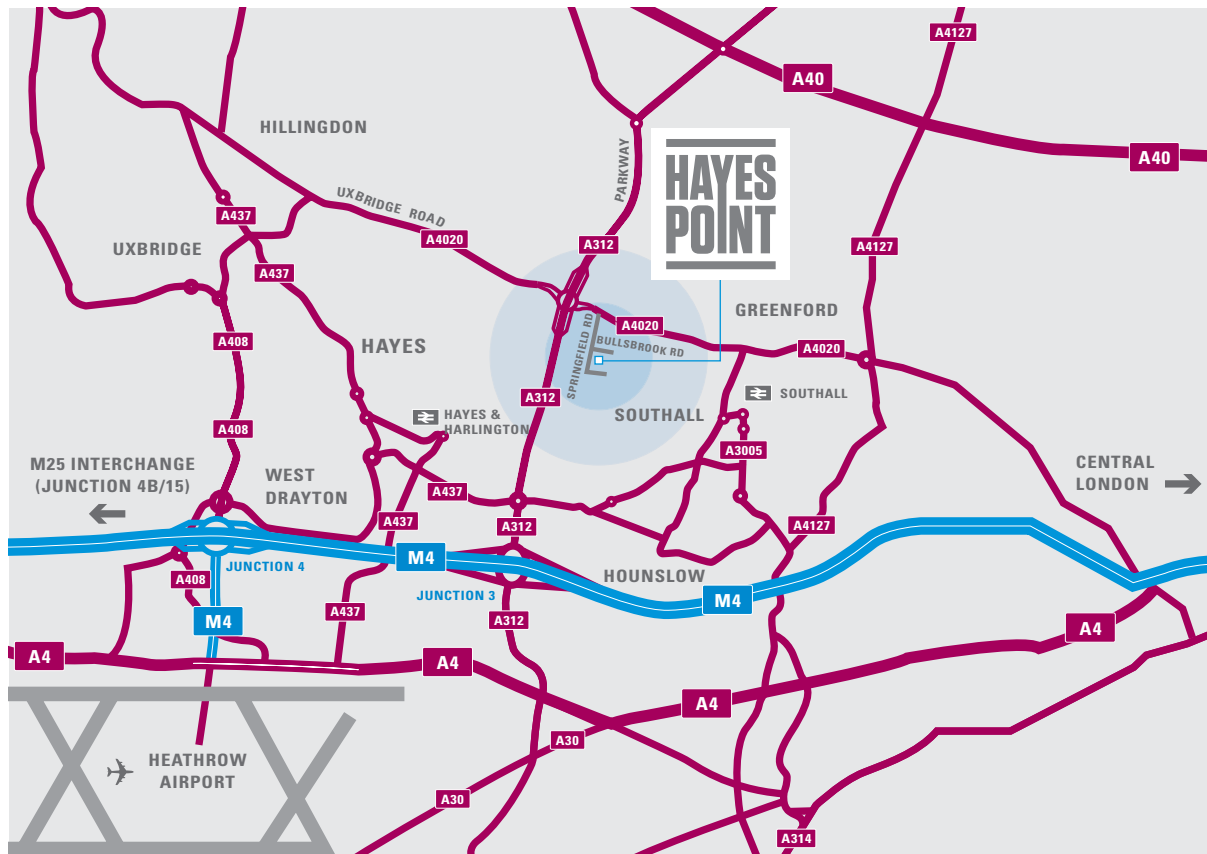
ACCOMMODATION

Warehouse	37,009 sq ft	3,438 sq m
Plant Room	640 sq ft	59 sq m
Ground floor offices	3,758 sq ft	349 sq m
First floor offices	3,643 sq ft	338 sq m
Total	45,050 sq ft	4,184 sq m

Approximate Gross External Area







Energy Performance Certificate

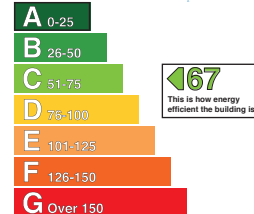
0050-6962-0302-1460-9004

Jehta House
Springfield Road
HAYES, UB4 0JT

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



167
This is how energy efficient the building is.

Technical Information

Main heating fuel:
Grid Supplied Electricity

Building environment:
Heating and Natural Ventilation

Total useful floor area (m²): 4068

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 39.34

20 If newly built
54 If typical of the existing stock

TRAVEL DISTANCES

Destination	Distance
M4 Junction 3	2.1 miles
Southall Railway Station	2.2 miles
Hayes & Harlington Railway Station	2.6 miles
A40 Target Roundabout	2.9 miles
M25 Junction 15	5.5 miles
London Heathrow Airport Terminals 1-3	5.9 miles
A406 North Circular Road	8.0 miles

Source - Google Maps

VIEWING

To view and for further information contact:



Alex Kington
alex.kington@altusgroup.com
07717 704 538



David Peck
dp@cogentre.co.uk
07976 423 611

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. June 2017.