

SEGRO PARK HAYES PRELIMINARY DETAILS

NORTH HYDE GARDENS | HAYES | UB3 4RF



**NEW BUILD UNITS TO LET
24,565 – 97,875 SQ FT
INDUSTRIAL
DISTRIBUTION
& DATA CENTRE USES
AVAILABLE FROM Q4 2018**



RAPID ACCESS TO WEST LONDON, HEATHROW AIRPORT AND THE WIDER MOTORWAY NETWORK. A SHORT WALK TO HAYES TOWN CENTRE WITH STAFF AMENITIES AND EXCELLENT TRANSPORT LINKS TO CENTRAL LONDON. A LARGE POWER SUPPLY IMMEDIATELY AVAILABLE.



- A major West London industrial / warehouse development on 12 acres
- 10.2MVa available now with further capacity available
- Walking distance to Hayes Town Centre and Crossrail / new Elizabeth Line Station
- 239,940 sq ft proposed new scheme in 4 buildings
- High quality design and specification
- Convenient for the M4, M25 and A40 located via the Hayes bypass (A312)
- Inside the M25 with easy access to Central London
- Heathrow Airport cargo terminal is 5.4 miles to the south
- Large local labour supply
- 24/7 unrestricted use
- Unit 1 particularly suitable for data centre use due to location, power and connectivity

PROPOSED LAYOUT

SUBJECT TO PLANNING



SPECIFICATION

- Fully-fitted first floor offices with comfort cooling / heating
- Second floor offices available in Unit 4
- Office lighting is via recessed LG7 fitting
- Lifts
- Target EPC rating A
- Target 'Excellent' BREEAM rating
- Photovoltaic panels
- Rainwater harvesting
- Secure gated yards

ACCOMMODATION

UNIT	GF WAREHOUSE		OFFICES		TOTAL		MIN CLEAR HEIGHT	YARD DEPTH	FLOOR LOADING KN/M2	PARKING SPACES	DOCK LEVEL LOADING DOORS	LEVEL ACCESS LOADING DOORS
	SQFT	SQM	SQFT	SQM	SQFT	SQM	M	M				
1	75,620	7,025	7,330	681	82,950	7,706	12	40	50	73	6	2
2	21,420	1,990	3,145	292	24,565	2,282	12	40	50	21	2	2
3	30,440	2,828	4,110	382	34,550	3,210	12	40	50	30	3	2
4	82,560	7,670	15,315	1,423	97,875	9,093	12	50	50	81	2	8

Units 2/3 can be combined to create a single unit of 59,115 sq ft
(All areas are approximate and calculated on a Gross External basis)

DISTANCES

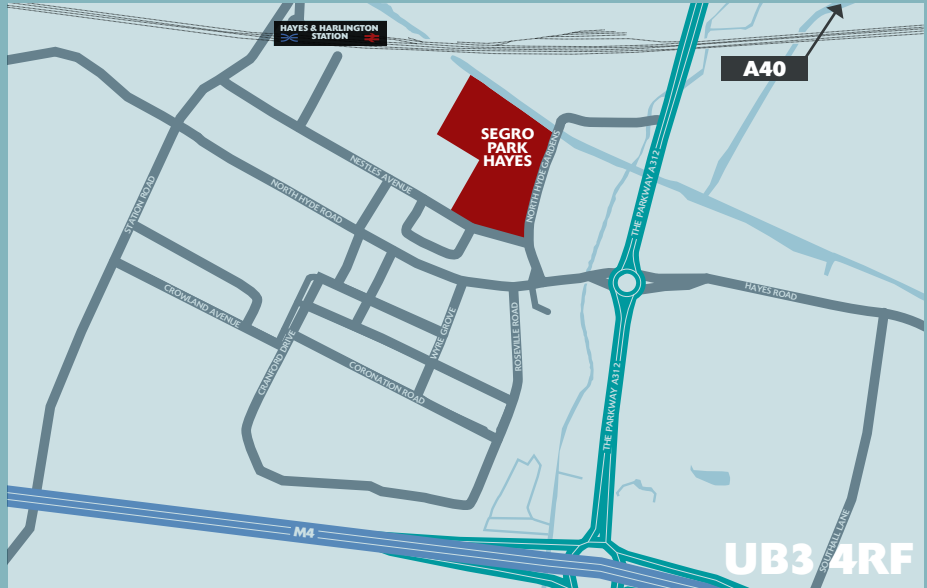
Hayes and Harlington Station	0.5 miles
Southall Station	1.9 miles
M4 (Junction 3)	0.6 miles
A40	4.0 miles
M25 (Junction 15)	4.2 miles
Heathrow Terminals 1, 2 & 3	4.2 miles
Heathrow Cargo	5.4 miles
Heathrow Terminal 4	4.2 miles
Central London	13.4 miles

Source: AA route planner

**FROM SEGRO PARK HAYES TO
HAYES & HARLINGTON STATION**



**NEW ELIZABETH LINE (CROSSRAIL)
TO CENTRAL LONDON (EARLY 2018)**



ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages over six million square metres of space valued at £7.4 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

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