

SEGRO
PARK
HAYES

WEST LONDON

NORTH HYDE GARDENS
HAYES UB3 4QR

WEST
LONDON
LOGIC

NEW BUILD UNITS TO LET : 24,565 - 97,600 SQ FT
DISTRIBUTION / LOGISTICS / DATA CENTRE USES

SEGRO

WEST LONDON LOGIC

AT SEGRO PARK HAYES

SEGRO Park Hayes is part of a comprehensive, high quality, mixed-use regeneration of the 30 acre former Nestlé factory site. Occupiers will have access to a new public realm with landscaped parks, canal frontage and other amenities, all located close to Hayes Town Centre and the Crossrail services at Hayes & Harlington Station.

A sought after business destination with rapid access into Central London, Heathrow and the M4 corridor, it's no surprise that this is a highly anticipated opportunity.

But don't just take our word for it... consider the facts and draw your own conclusion.

UNIT 1

First Floor Offices
7,330 sq ft (681 sq m)

Warehouse
75,620 sq ft (7,025 sq m)

Total
82,950 sq ft (7,706 sq m)

Specifics
14m clear internal height
6 dock level loading doors
3 level access loading doors

UNIT 3

First Floor Offices
4,110 sq ft (382 sq m)

Warehouse
30,440 sq ft (2,828 sq m)

Total
34,550 sq ft (3,210 sq m)

Specifics
12m clear internal height
3 dock level loading doors
2 level access loading doors

UNIT 2

First Floor Offices
3,145 sq ft (292 sq m)

Warehouse
21,420 sq ft (1,990 sq m)

Total
24,565 sq ft (2,282 sq m)

Specifics
12m clear internal height
2 dock level loading doors
2 level access loading doors

UNIT 4

First & Second Floor Offices
15,330 sq ft (1,424 sq m)

Warehouse
82,270 sq ft (7,643 sq m)

Total
97,600 sq ft (9,067 sq m)

Specifics
12m minimum clear internal height (mono-pitch)
8 dock level loading doors
2 level access loading doors

Units 2 and 3 can be combined to create a total 59,115 sq ft (5,492 sq m).
(All areas are approximate and measured on a Gross External basis)



ULTRA MODERN SPECIFICATION

Often, it's the finer details that make all the difference. Careful consideration has been given to every aspect of this Grade A warehouse distribution facility. Combining innovation, proven expertise and customer support, SEGRO Park Hayes offers not simply the most progressive units in Hayes and the West London region, but the obvious base for a business that's looking to run as smoothly and efficiently as possible.

Fully-fitted
1ST
FLOOR
OFFICES
with **Comfort**
Cooling / Heating

24/7
Unrestricted
USE

Office
Lighting is via recessed
LG7
Fitting

Sustainability
Target of
31%
in line with the **LONDON
PLAN**

Target 'Excellent'
BREE
AM RATING
★★★★

Target
EPC
rating
A

**Secure
Gated
YARDS**

**CARBON
NEUTRAL**

Heathrow Airport (9 mins)

<< To M4 J3 (3 mins)

To Hayes & Harlington Station (5 mins) >>

UNIT 1
82,950 sq ft (7,706 sq m)

DATA CENTRE CAPABILITY
Unit 1 is particularly suitable for Data Centre usage, with 7MVA immediately available.

UNIT 2
24,565 sq ft (2,282 sq m)

UNIT 3
34,550 sq ft (3,210 sq m)

UNIT 4
97,600 sq ft (9,067 sq m)

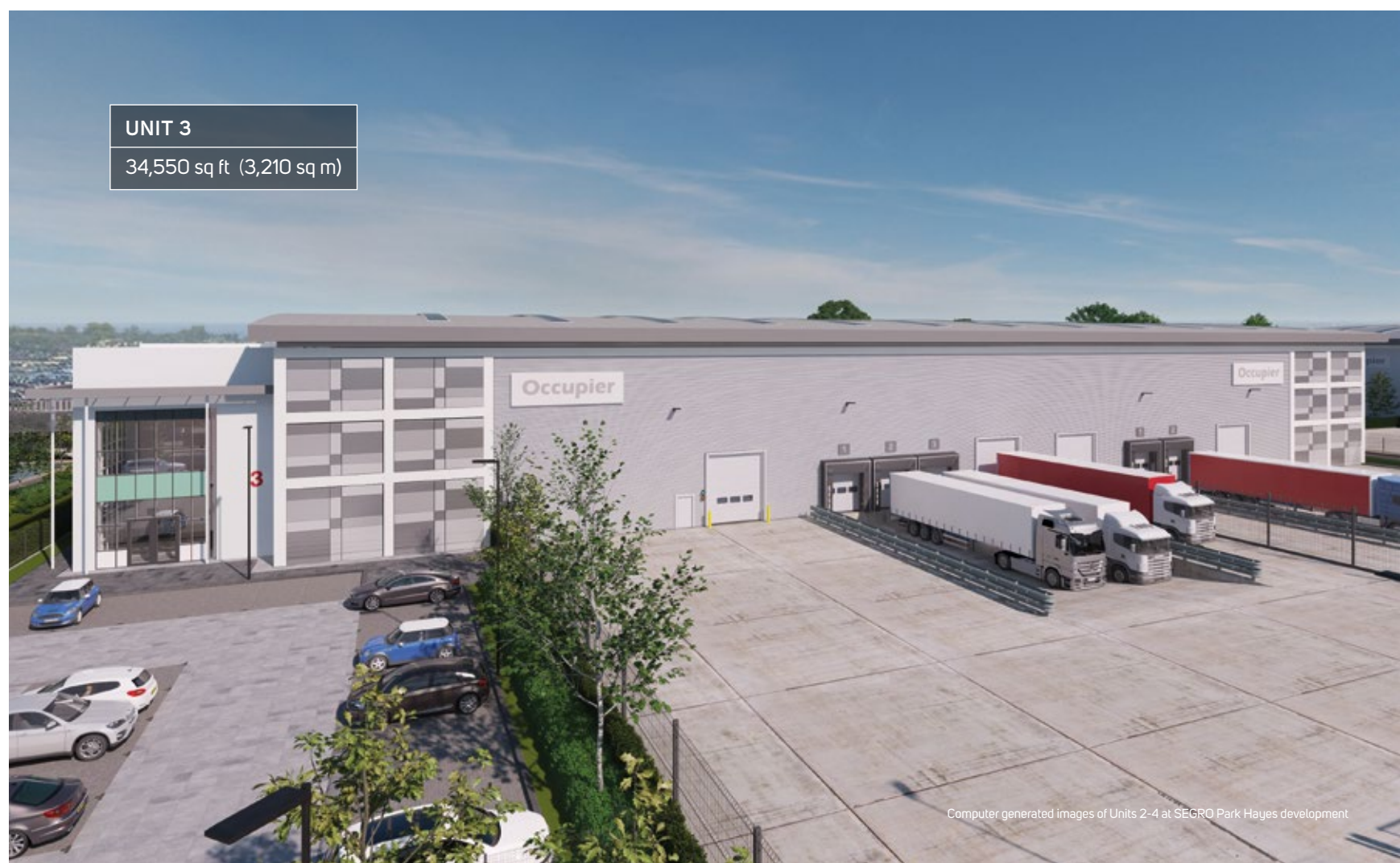
UNIT 4
97,600 sq ft (9,067 sq m)



UNIT 2
24,565 sq ft (2,282 sq m)



UNIT 3
34,550 sq ft (3,210 sq m)



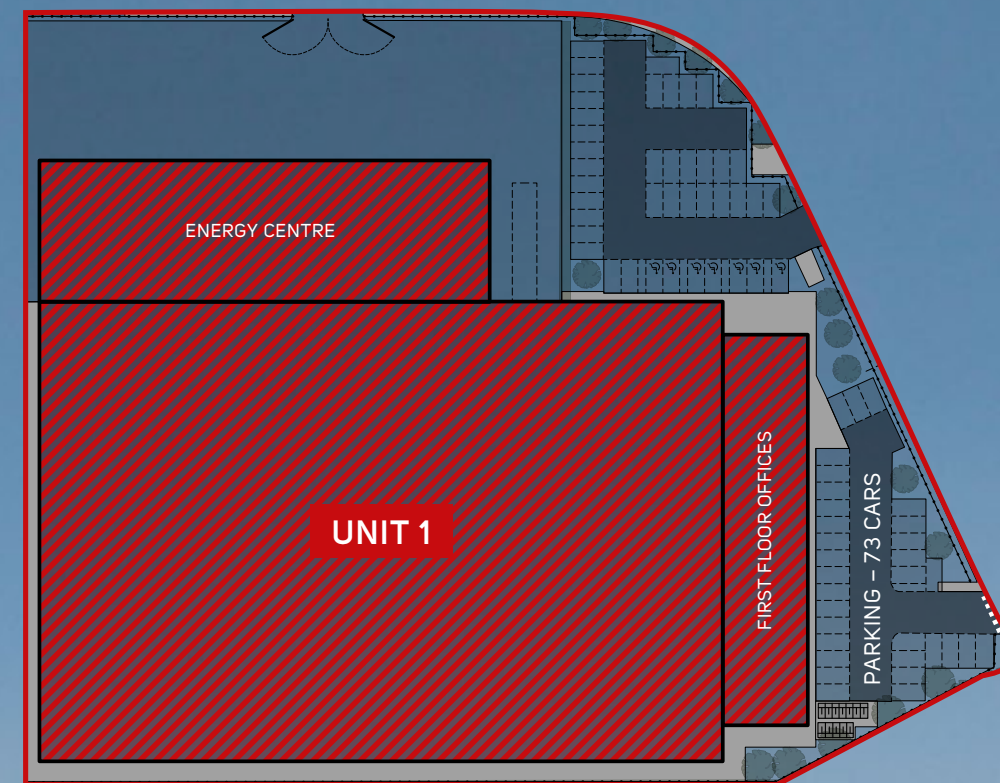
PURPOSELY BUILT PURPOSELY DIFFERENT

As the UK's leading data centre developer, SEGRO is responding to the demands of the Digital Age by accommodating the growing demand for data storage.

With 7MVA immediately available, excellent connectivity and a securely gated environment with 24/7 access, Unit 1 at SEGRO Park Hayes offers an unrivalled data centre opportunity in the heart of West London.

With power already in place, this is an opportunity that not only makes sound business sense, but makes total data sense too.

UNIT 1
82,950 sq ft (7,706 sq m)



Alternate site layout for data centre use

Planning Granted For
DATA
CENTRE USE IN UNIT 1

Multiple
FIBRE
PROVIDERS
Available On-site

**Secure
Gated
YARDS**

**LOW
RISK**
LOCATION

7MVA
Immediately
Available

LOGICAL WEST LONDON LOCATION

Situated less than a three minute drive from major motorways and only nine minutes from Heathrow Airport, the UK's largest airport, it couldn't be easier to target your key markets.

Fewer miles, fewer minutes. Fact!

3.7 miles

A40

(Western Avenue)

4.5 miles

M25

(J15/4b)

0.6 miles

M4

(J3)

3.2 miles

**Heathrow
Airport**



10%

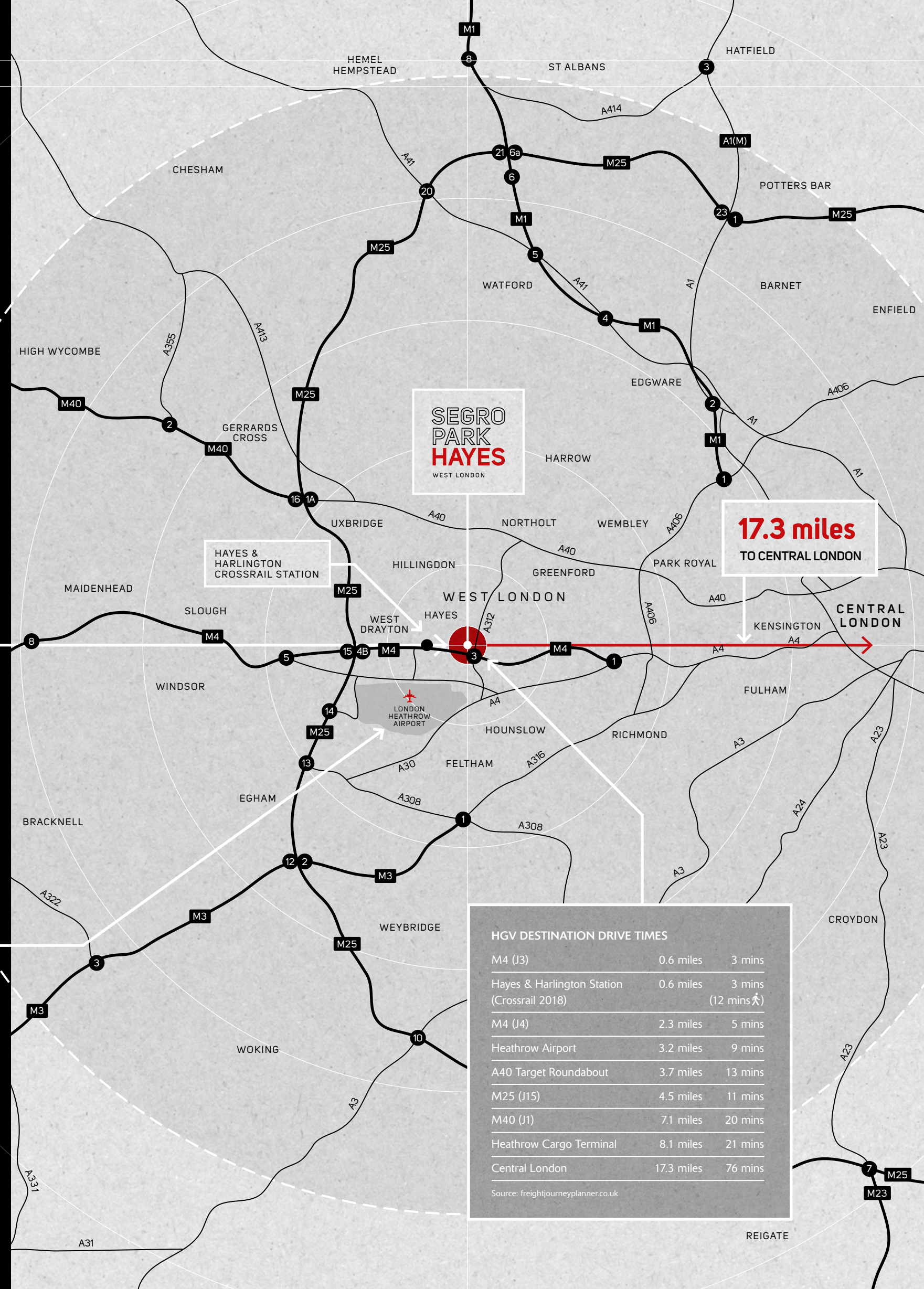
Increase in London's
train capacity when
Crossrail launches
December 2018

Source: propertypartner.co



£211bn

Heathrow expansion
will create up to
£211bn in growth



17.3 miles
TO CENTRAL LONDON

HGV DESTINATION DRIVE TIMES

M4 (J3)	0.6 miles	3 mins
Hayes & Harlington Station (Crossrail 2018)	0.6 miles	3 mins (12 mins
M4 (J4)	2.3 miles	5 mins
Heathrow Airport	3.2 miles	9 mins
A40 Target Roundabout	3.7 miles	13 mins
M25 (J15)	4.5 miles	11 mins
M40 (J1)	7.1 miles	20 mins
Heathrow Cargo Terminal	8.1 miles	21 mins
Central London	17.3 miles	76 mins

Source: freightjourneyplanner.co.uk

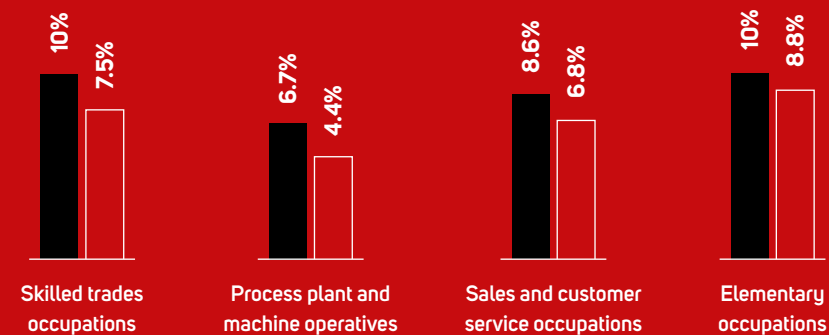
OFFERING THE BEST AMENITIES IN THE WEST

Perfectly positioned, SEGRO Park Hayes provides a logical base for the day-to-day needs of a business and its employees, with Hayes Town Centre conveniently located on its doorstep. What's more, in preparation for the imminent arrival of Crossrail, the local area will undergo substantial regeneration, in turn ensuring a first class future for Hayes...

And your business.

Labour Support

The borough of Hillingdon has a large, skilled local labour supply, with a higher percentage of people employed in trade occupations than across London.



Source: ONS annual population survey

The transformation of Hayes Town Centre:

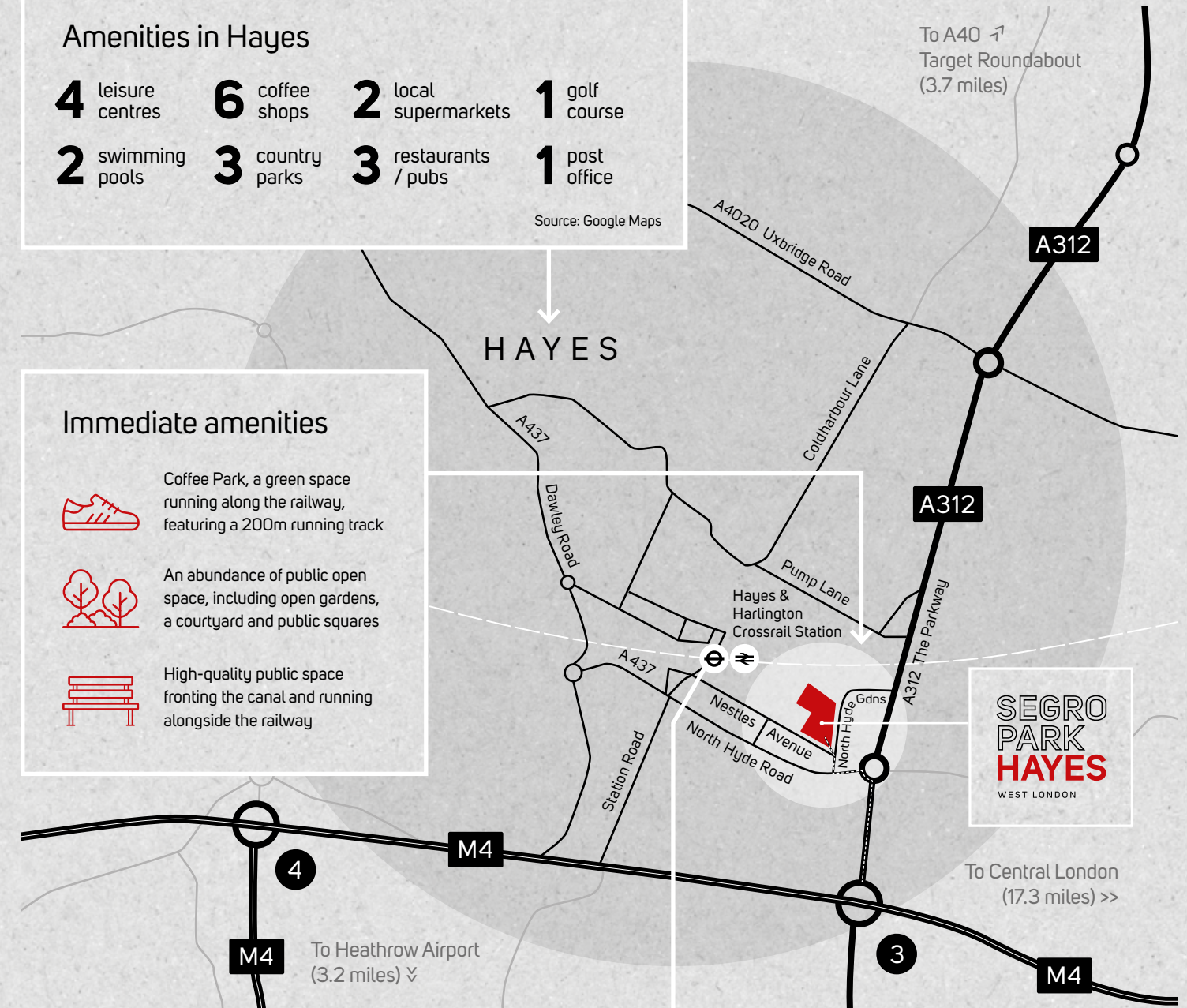


Source: tfl.gov.uk

Amenities in Hayes

- 4** leisure centres
- 6** coffee shops
- 2** local supermarkets
- 1** golf course
- 2** swimming pools
- 3** country parks
- 3** restaurants / pubs
- 1** post office

Source: Google Maps



Crossrail (Autumn 2019)



Source: crossrail.co.uk

DEVELOPMENT COMPLETED BY **SPRING 2020**

Trusted Landlord

SEGRO is synonymous with quality and we pride ourselves on delivering high specification products that are built for the long term. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers for the last 98 years, SEGRO has developed a customer-centric philosophy providing solutions for global brands such as John Lewis, DB Schenker and DHL Express.

1200

A vast spectrum of local & global customers

87%

of our customers rated SEGRO as “Good” or “Excellent” (Customer Satisfaction Survey, 2017)

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 6.9 million square metres of space (74 million square feet) valued at over £10 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.

See [SEGRO.com](https://www.segro.com) for further information.

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