



# Gateway West London

Uxbridge Road Hayes UB4 0JN

140 kVA  
3 PHASE POWER



**UNIT A – TO LET**

**Grade A specification  
modern logistics unit**

**27,802 SQ FT**

2,582.89 SQ M

**COMING SOON**



 <p>8m minimum clear height</p>	 <p>3 loading doors</p>	 <p>Secure yard with a depth of 30m</p>	 <p>24 car parking spaces</p>	 <p>Floor loading 50kN/m<sup>2</sup></p>	 <p>Air conditioned offices</p>	
<p><b>SPECIFICATION</b></p> <p>Unit A is a modern detached industrial/warehouse unit due to be refurbished. Specification includes:</p>	 <p>Passenger lift</p>	 <p>Raised access floors to the offices</p>	 <p>Spacious reception</p>	 <p>PV solar panel roof system and 15% roof lights</p>	 <p>3 phase electricity 140kVA power supply</p>	 <p>24/7 unrestricted access</p>



## ECO, CARBON REDUCTION AND SUSTAINABILITY

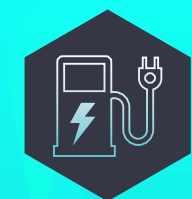
Align your corporate and property values.



EPC rating A



BREEAM rating 'Very Good'



EV charging points



PV solar panel roof system



Cycle storage



LED lighting

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### ACCOMMODATION

Comprises the following GEA floor areas:

	SQ FT	SQ M
Warehouse	25,224	2,343.39
Offices	2,578	239.50
<b>TOTAL</b>	<b>27,802</b>	<b>2,582.89</b>

### LOCATION

Gateway West London is situated on the south side of the Uxbridge Road, close to its junction with the A312 Hayes Bypass, in an established commercial location close to Hayes Bridge Retail Park and the Springfield Road Industrial area. The Uxbridge Road (A4020) gives local access to nearby Southall, Hayes and Uxbridge and the A312 offers a fast connection to the M4 to the south and the A40 (Greenford, Park Royal, Acton) to the north.

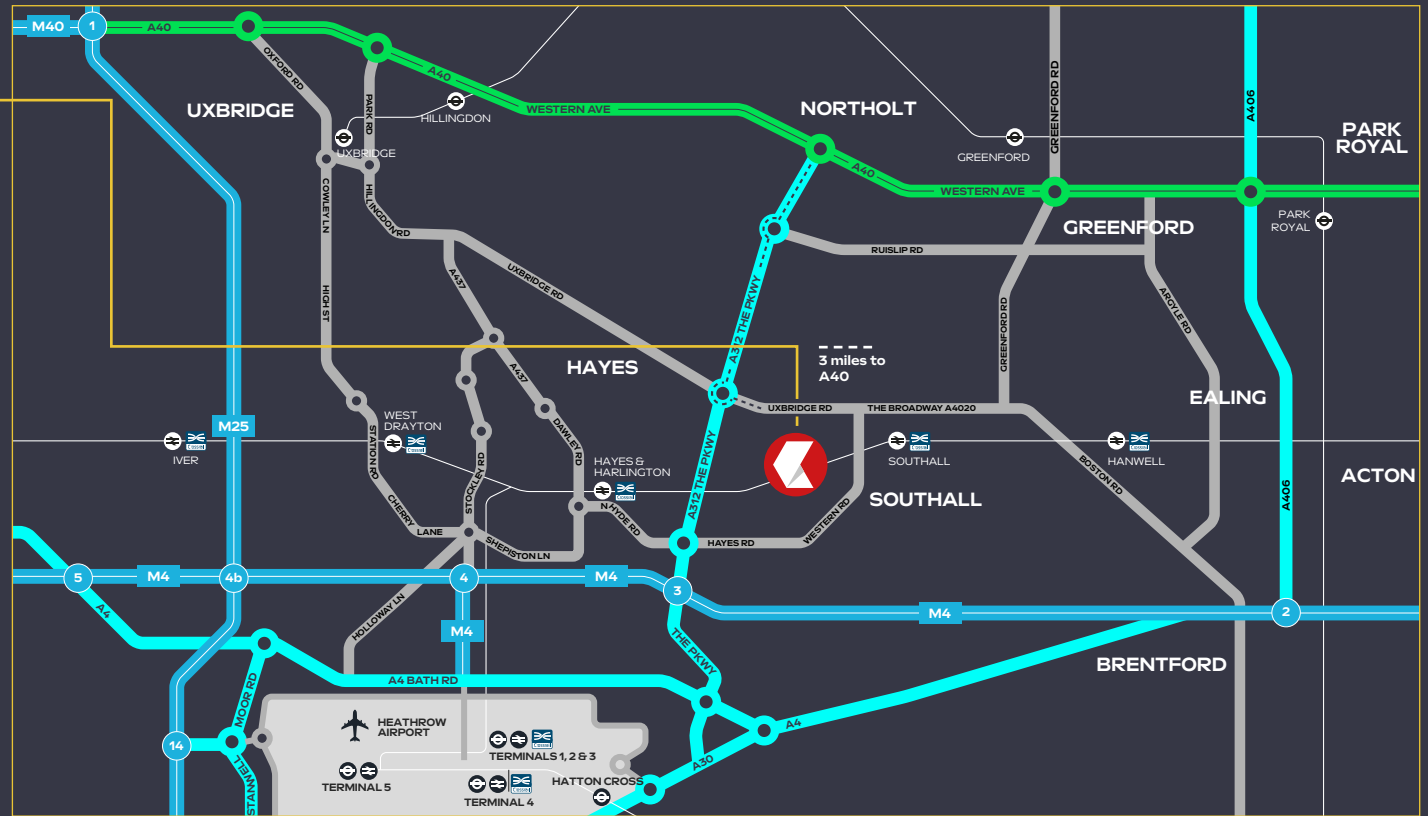


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## TRAVEL DISTANCES

A312	0.5 miles
Southall Crossrail Station	1.1 miles
M4 Junction 3	1.7 miles
Hayes & Harlington Crossrail Station	2.6 miles
A40 Target Roundabout	3 miles
Greenford	3.3 miles
Uxbridge	5 miles
M25 Junction 15	5.3 miles
Heathrow Airport	6.8 miles
Park Royal	9.2 miles
Central London	13.3 miles



## VIEWINGS & FURTHER INFORMATION

Please contact the joint agents.

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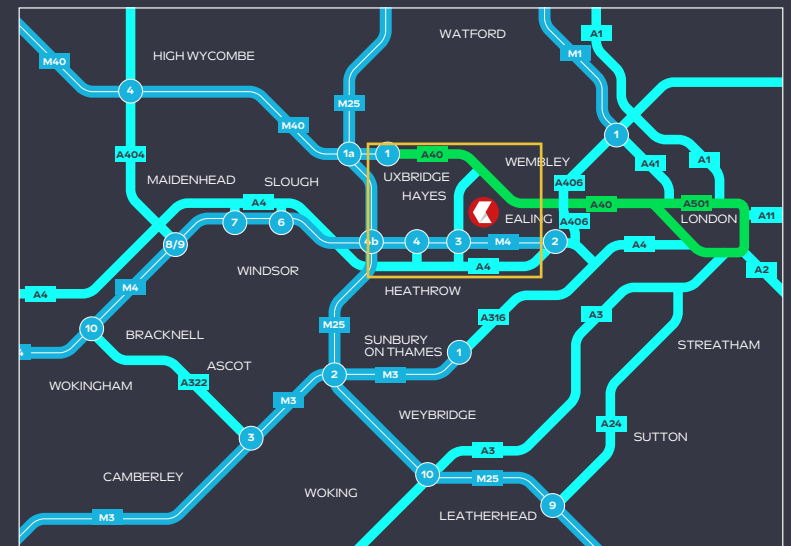
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