



UXBRIDGE ROAD | HAYES | UB4 0JN

# DOCK 108

- GATEWAY WEST LONDON -

**TO LET**

108,023 SQ FT (10,036 SQ M)

MODERN LOGISTICS UNIT WITH GRADE A SPECIFICATION

**X DOCK108** is a high quality existing modern logistics facility offering cross docked loading on a secure site.

The building benefits from 2 separate loading yards, a total of 10 dock level and 4 level access loading doors, 90 car spaces and dedicated office accommodation arranged over 2 floors. XDock108 is built incorporating best in class ESG initiatives designed to keep operational costs to a minimum, whilst offering flexible clear warehousing space and is ready for immediate occupation.

The unit lies approximately ½ mile from the Lombardy Shopping Park with various amenities including a Sainsburys superstore, Costa Coffee, Pizza Hut and Subway and Springfield Road Retail Park with Pure Gym London Hayes.

Southall Cross Rail Station is within 1 mile providing direct train to Central London with a journey time of under 15 minutes to London Paddington.



# X DOCK 108

# DOCK 108

SOUTHALL  
CROSSRAIL STATION

INTERNATIONAL  
TRADING ESTATE

Heathrow

M4

M4 / J3

M4

P2

P2

A4020 / UXBRIDGE ROAD

A312 / THE PARKWAY

LOMBARDY RETAIL PARK  
Sainsbury's  
McDonald's  
SUBWAY  
COSTA  
Pizza Hut



# DOCK 108

WEMBLEY STADIUM  
7.8 miles

PARK ROYAL  
8.8 miles

CENTRAL LONDON  
15 miles

SOUTHALL CROSSRAIL STATION  
1 mile

A40

A4020 / UXBRIDGE ROAD

M4

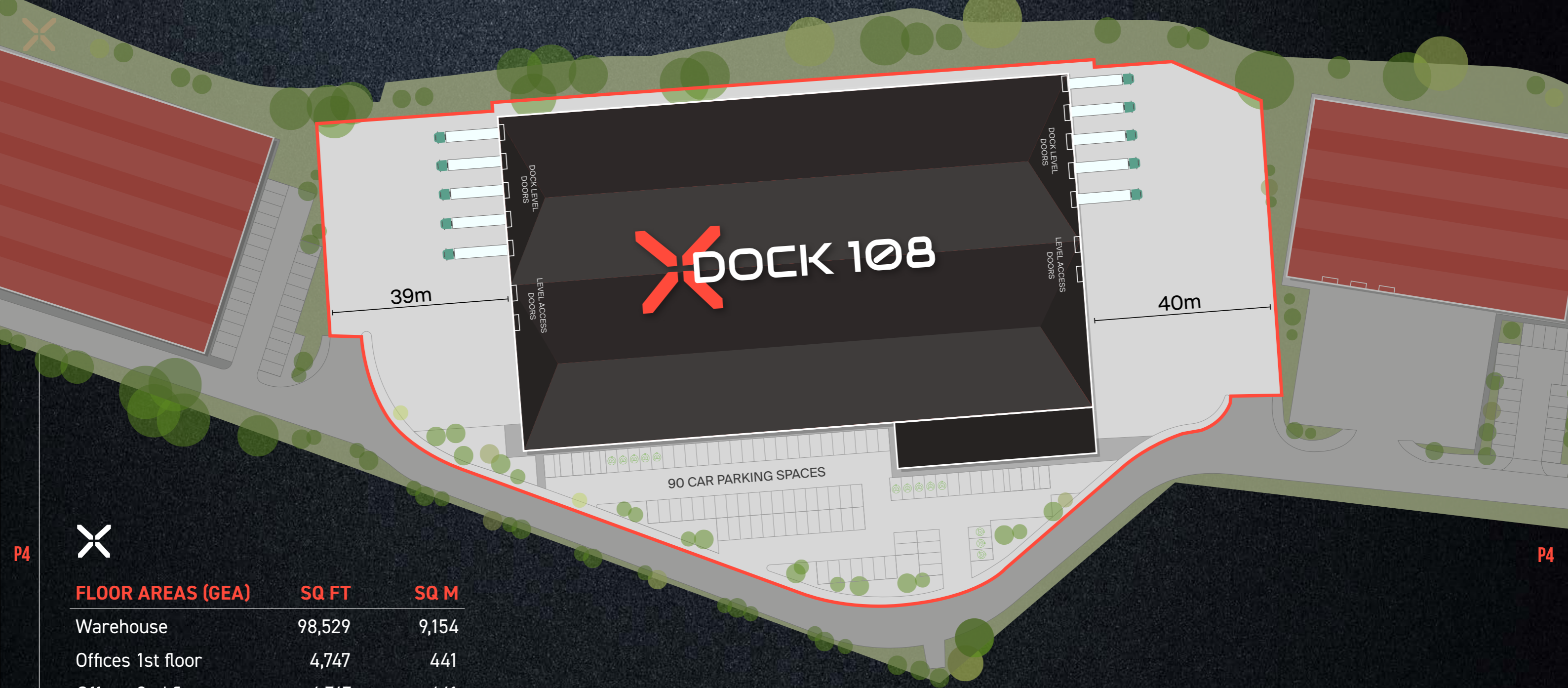


ELIZABETH LINE

P3

P3





**FLOOR AREAS (GEA)**

|                   | <b>SQ FT</b>   | <b>SQ M</b>   |
|-------------------|----------------|---------------|
| Warehouse         | 98,529         | 9,154         |
| Offices 1st floor | 4,747          | 441           |
| Offices 2nd floor | 4,747          | 441           |
| <b>Total</b>      | <b>108,023</b> | <b>10,036</b> |



12m Eaves



10 Dock Level Loading Doors



4 Level Access Loading Doors



2 X Yards 40m/39m Deep



90 Car Parking Spaces



Crossdocking



600kva 3 Phase Power Supply



Air Conditioned Offices



Passenger Lift & Reception Area



LED Lighting

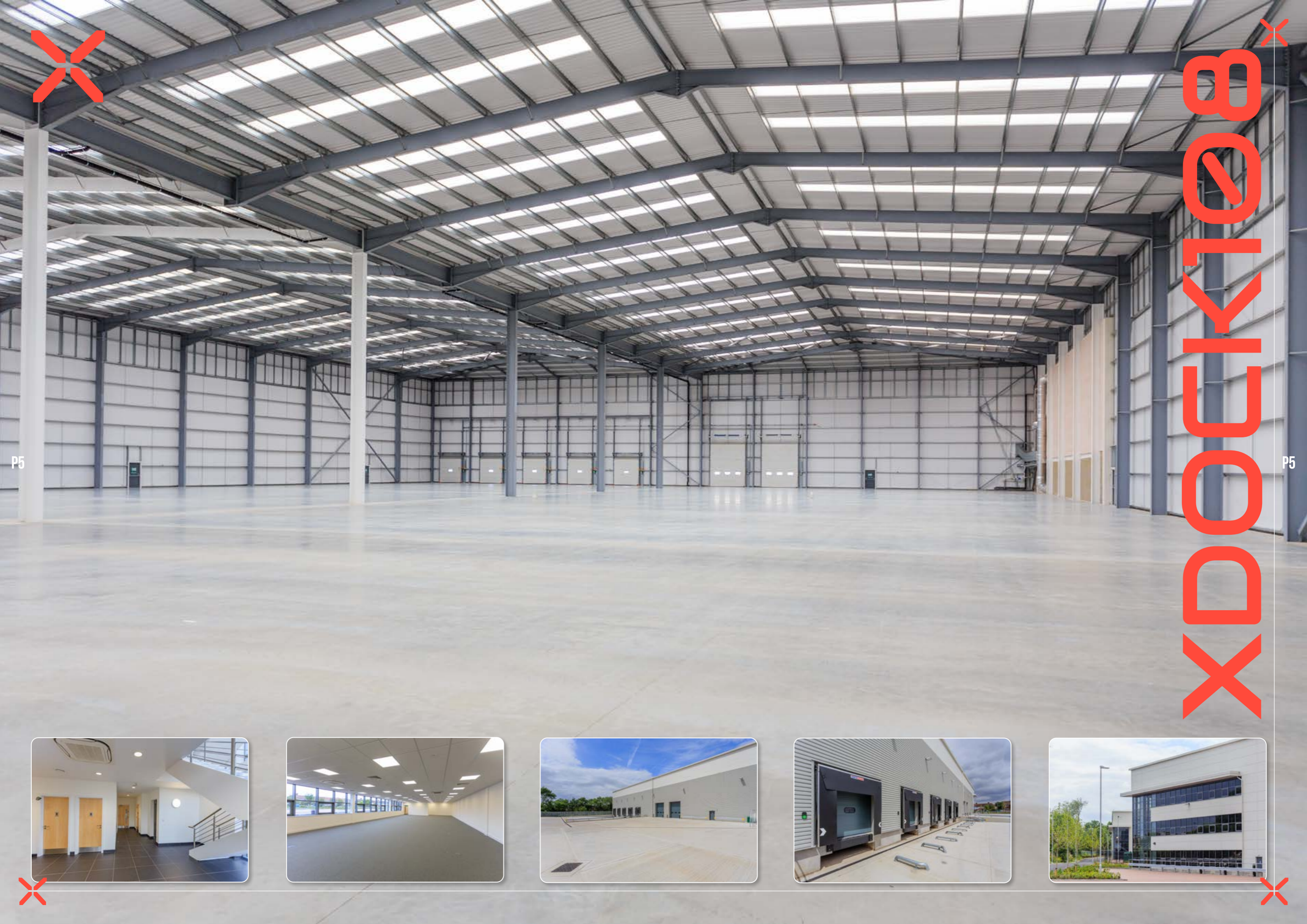


24/7 Unrestricted Access



Secure Estate





P5

P5

80111000X



# ESG

**XDOCK 108** benefits from both EPC "A" and BREAAAM "VERY GOOD" ratings, X Dock 108 has been sustainably designed to improve energy efficiency and reduce carbon emissions with the following ESG features:



EPC RATING A

**BREEAM<sup>®</sup>**

BREAAAM RATING 'VERY GOOD'



PV SOLAR ROOF SYSTEM



15% ROOF LIGHTS



ENERGY EFFICIENT LED LIGHTING



GREEN ROOF ABOVE OFFICES



8 DUAL EV CHARGING POINTS



VRF AIR-CONDITIONING



CYCLE STORAGE POINTS

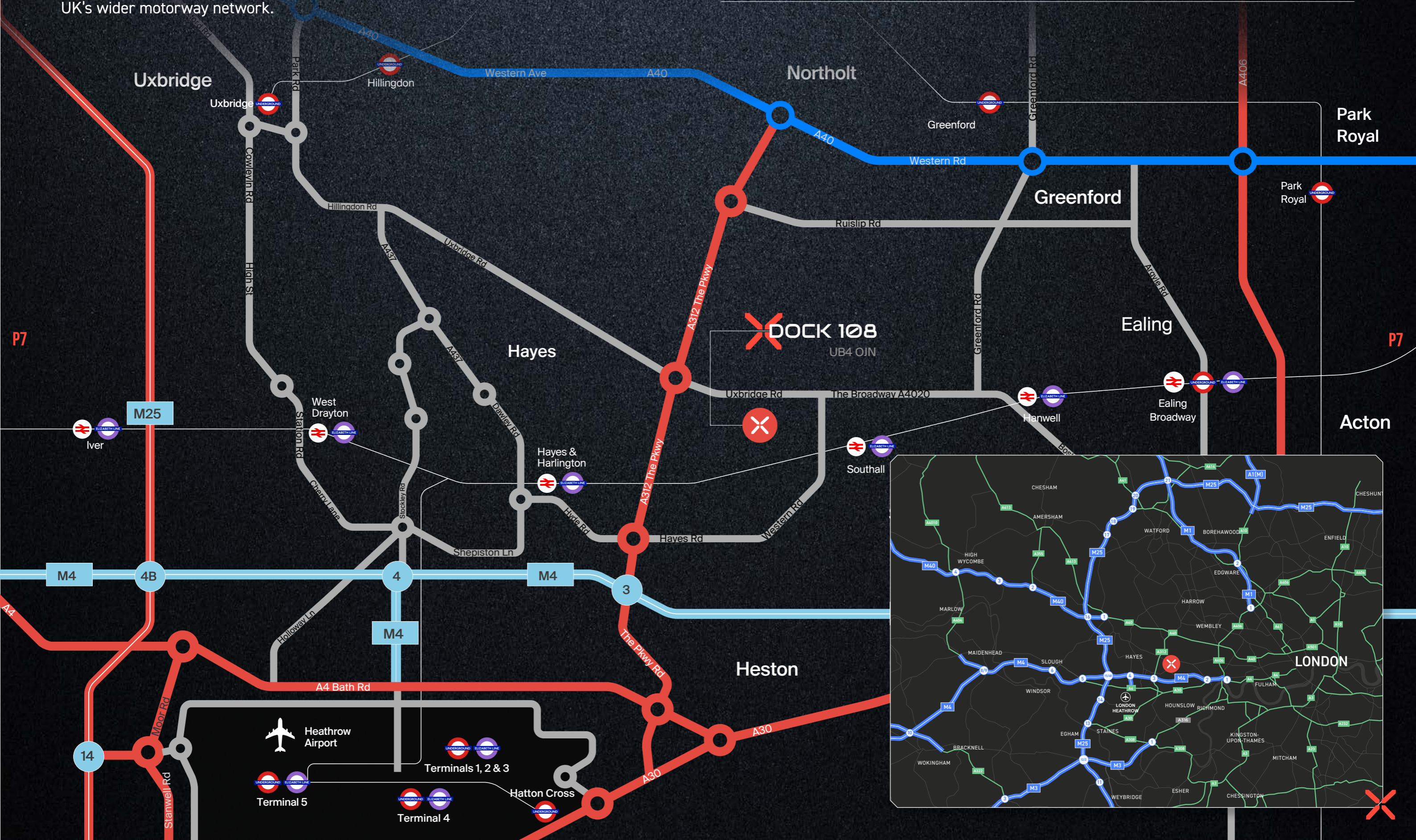


SHOWER FACILITIES

**XDOCK 108** benefits from a prime urban logistics location set within Zone 4 West London.

XDock108 is strategically positioned on the A4020 Uxbridge Road less than 0.5 miles from the A312 Hayes ByPass, sitting directly in between the A40 Western Avenue (3 miles to the north) and M4 (2 miles to the south) which in turn provide excellent access to the major consumer markets of West & Central London, Heathrow Airport, the M25 and the UK's wider motorway network.

|            | Miles      | Mins    |
|------------|------------|---------|
| Sunbury    | 8.5 miles  | 23 mins |
| Park Royal | 8.8 miles  | 24 mins |
| Watford    | 22.8 miles | 35 mins |
| Enfield    | 39 miles   | 53 mins |





# DEMOGRAPHICS



77.8% of local population are economically active



18.5% of local employment is in the Transport & Storage sector compared to 4.4% for Greater London



10.3% of local employment is in the Food & Catering sector



20.6% of local population work in manufacturing, process plants and machinery operation



Wages are 5% lower than Greater London average



High local population density with over 1 million people living within a 20 minute drive



|                | Miles     | Mins    |
|----------------|-----------|---------|
| M4 J3          | 2.1 miles | 6 mins  |
| A40            | 2.8 miles | 8 mins  |
| M25 J15        | 5.5 miles | 12 mins |
| Central London | 15 miles  | 40 mins |

| From Southall Station (1 mile) | Journey |
|--------------------------------|---------|
| Ealing Broadway                | 8 mins  |
| Heathrow Airport               | 10 mins |
| London Paddington              | 14 mins |
| Bond Street                    | 20 mins |

|                  | Miles     | Mins        |
|------------------|-----------|-------------|
| Heathrow Airport | 6.5 miles | 15 mins     |
| Luton Aiport     | 36 miles  | 45 mins     |
| London Gatwick   | 46 miles  | 1hr 1 mins  |
| London Stansted  | 64 miles  | 1hr 10 mins |



## TERMS

Available by way of a new FRI Lease on terms to be agreed.

## FURTHER INFORMATION

Please contact the Joint Sole Agent.



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