

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

XDOCK108

DOCK 108

FLOOR AREAS (GEA)	SQ FT	SQ M
Warehouse	98,529	9,154
Offices 1st floor	4,747	441
Offices 2nd floor	4,747	441
Total	108,023	10,036



12M
EAVES



10 DOCK LEVEL
LOADING DOORS



4 LEVEL ACCESS
LOADING DOORS



600KVA 3 PHASE
POWER SUPPLY



AIR CONDITIONED
OFFICES



PASSENGER LIFT &
RECEPTION AREA



CROSS
DOCKING



LED
LIGHTING



24/7 UNRESTRICTED
ACCESS



SECURE
ESTATE



2 X YARDS
40M/39M DEEP



90 CAR PARKING
SPACES



12 DUAL EV
CHARGING POINTS



ENERGY EFFICIENT
LED LIGHTING



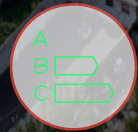
GREEN ROOF
ABOVE OFFICES



VRF AIR-
CONDITIONING



CYCLE
STORAGE POINTS



EPC
RATING A++



BREEAM RATING
'VERY GOOD'



PV SOLAR
SYSTEM 304.2 KWP



15% ROOF
LIGHTS





Heathrow

INTERNATIONAL TRADING ESTATE

HAYES & HARLINGTON STATION

Lufthansa Technik

gategroup

DHL

Radmat

Canon

M25

M4 J3

A312 / THE PARKWAY

ACCESS HEATHROW IN 15 MINUTES



XDOCK108

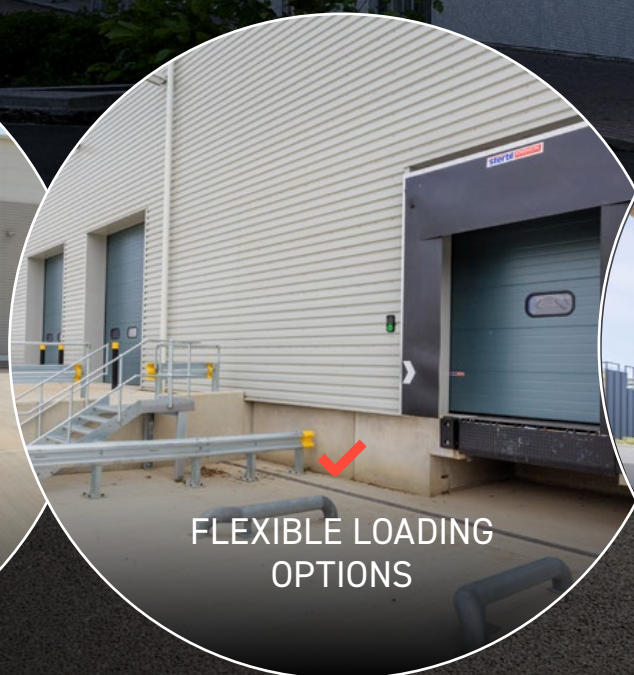
GATEWAY TO GLOBAL REACH,
15 MINUTES TO HEATHROW

HIGH-PERFORMANCE LOGISTICS, PERFECTLY CONNECTED

IMMEDIATE AVAILABILITY, BEST-IN-CLASS
ESG FEATURES, AND UNRIVALLED ACCESS
TO AMENITIES AND TRANSPORT LINKS.



SECURE



FLEXIBLE LOADING
OPTIONS



24/7 USE



LARGE VOLUME
CAPACITY



GOOD YARD
CIRCULATION SPACE

WHERE LOGISTICS TAKE FLIGHT

Unlock a world of possibilities at X-Dock – your gateway to global logistics. Just 2 miles from Heathrow's bustling cargo terminal, X-Dock offers seamless access to a network connecting over 234 destinations worldwide (as of July 2024).

As one of Greater London's most established logistics hubs, X-Dock boasts unbeatable connectivity. With direct access to the M25 (J14), proximity to Heathrow's passenger and cargo terminals, and strategic last-mile links to Europe's largest consumer market—London—X-Dock is where global reach meets local advantage. Ready to take your logistics to new heights? It all starts here!

**83.9 MILLION
PASSENGERS**

THROUGH HEATHROW
IN 2024

**OVER £198.5BN
OF GOODS**

THROUGH HEATHROW
IN 2023

**1.5M TONNES
OF CARGO**

THROUGH HEATHROW
IN 2024

**£1BN OF
IMPROVEMENTS**

PLANNED BY HEATHROW
IN 2025

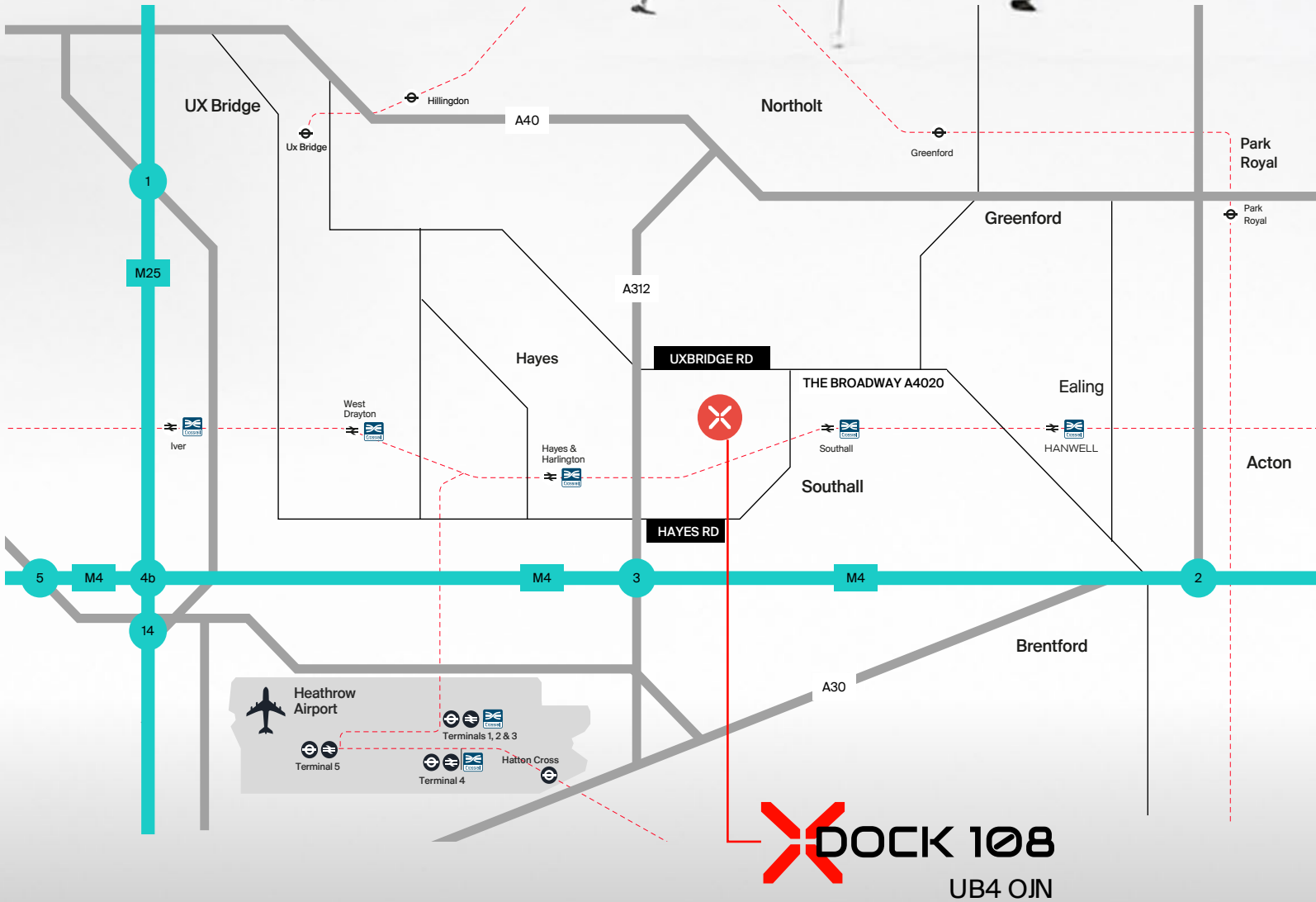


GATEWAY TO GLOBAL REACH, 15 MINUTES TO HEATHROW

Road	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

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

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