

SEGRO PARK HAYES

WEST LONDON

NORTH HYDE GARDENS
HAYES UB3 4QR

**UNIT 2 TO LET:
24,720 SQ FT**

DISTRIBUTION/
LOGISTICS USES

SEGRO



[SEGRO.COM/PARKHAYES](https://www.segro.com/parkhayes)

THE NATURAL PROGRESSION

LAST REMAINING UNIT AVAILABLE TO LET
UNIT 2: 24,720 SQ FT

SEGRO Park Hayes is part of a comprehensive, high quality, 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 Elizabeth Line 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.

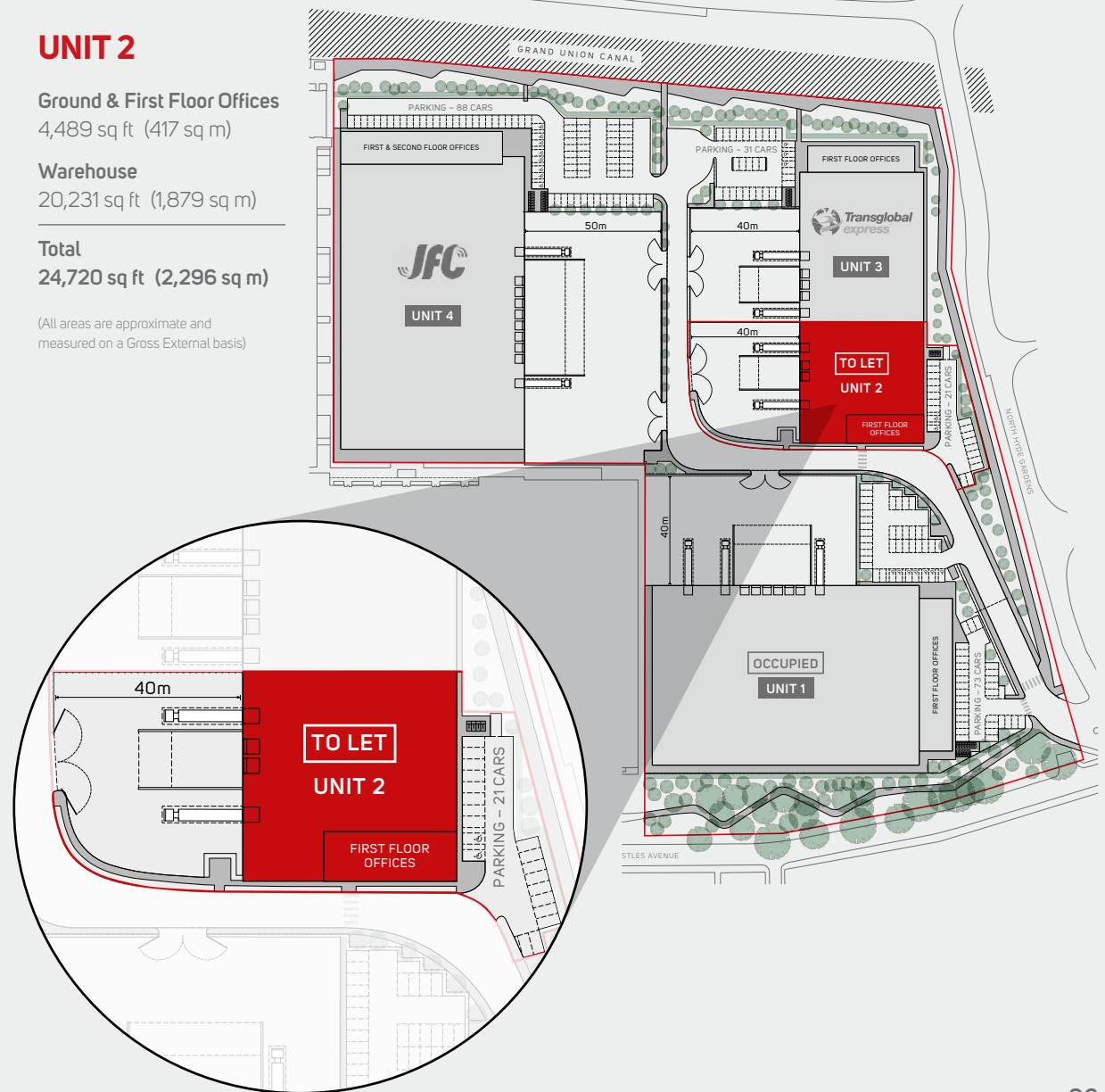
UNIT 2

Ground & First Floor Offices
 4,489 sq ft (417 sq m)

Warehouse
 20,231 sq ft (1,879 sq m)

Total
 24,720 sq ft (2,296 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 the Grade A warehouse distribution facility. Combining innovation, proven expertise and customer support, SEGRO Park Hayes offers not simply the most progressive industrial 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.

Making SEGRO Park Hayes your tactical, industrial, natural next step.



UNIT 2 - TO LET

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Warehouse	20,231 sq ft (1,879 sq m)
Total	24,720 sq ft (2,296 sq m)

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12m clear internal height



2 dock level loading doors



2 level access loading doors



Secure gated yard



40 m yard depth



Photovoltaic panels



Electric vehicle charging points



LED lighting



Air source heat pumps and reflective glazing*

*Helps reduce the level of energy consumed by the buildings



LOGICAL WEST LONDON LOCATION

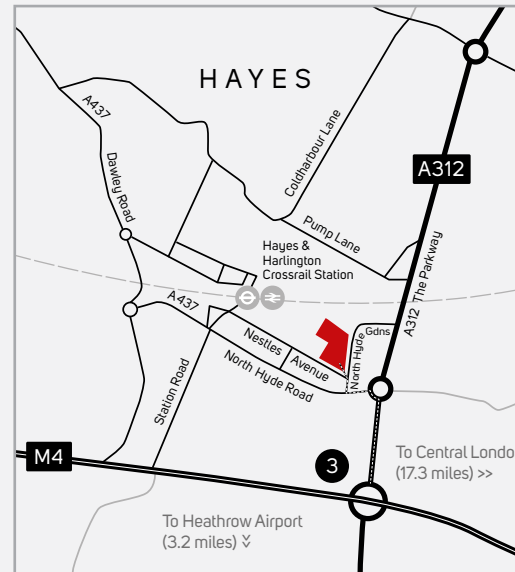
Situated less than a three minute drive from major motorways and only nine minutes from the UK's largest airport, Heathrow Airport, it couldn't be easier to reach your key customers.

Fewer miles, fewer minutes. Fact!



Source: crossrail.co.uk

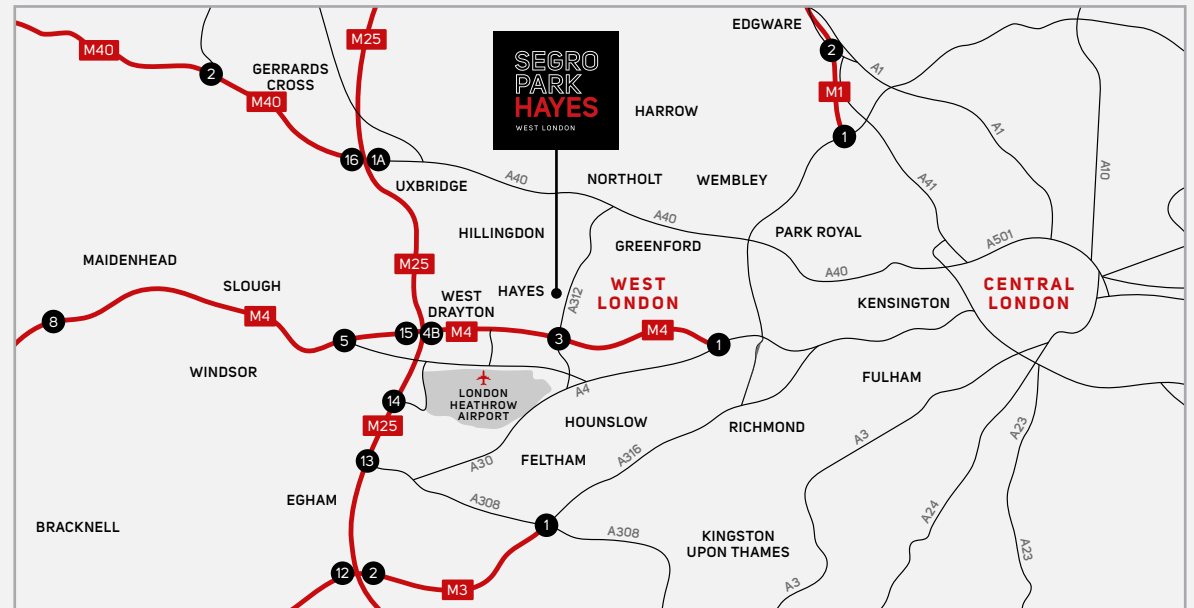
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DESTINATION DRIVE TIMES

M4 (J3)	0.6 miles	3 mins
Hayes & Harlington Station (Elizabeth Line 2022)	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 your business and employees, with Hayes Town Centre located on its doorstep. The Park itself has also been developed to consider your well-being needs, with access to newly landscaped public spaces, including the canal side, and a trim-trail with outdoor gym.

Immediate amenities



Coffee Park, a green space running along the railway, featuring a 200m running track



An abundance of public open space, including open gardens, a courtyard and public squares



High-quality public space fronting the canal and running alongside the railway

Amenities in Hayes

4 leisure centres

6 coffee shops

2 swimming pools

3 country parks

2 local supermarkets

1 golf course

3 restaurants /pubs

1 post office

Source: Google Maps

The transformation of Hayes Town Centre:



New pavements



Seating



Street lighting



Cycle racks



More trees

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.

■ Hillingdon
■ London



Source: DNS annual population survey

UNIT 2

YOUR TACTICAL,
INDUSTRIAL,
NATURAL
NEXT STEP

YOU CAN'T STOP CHANGE **BUT YOU CAN EMBRACE IT**

Trusted Landlord

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

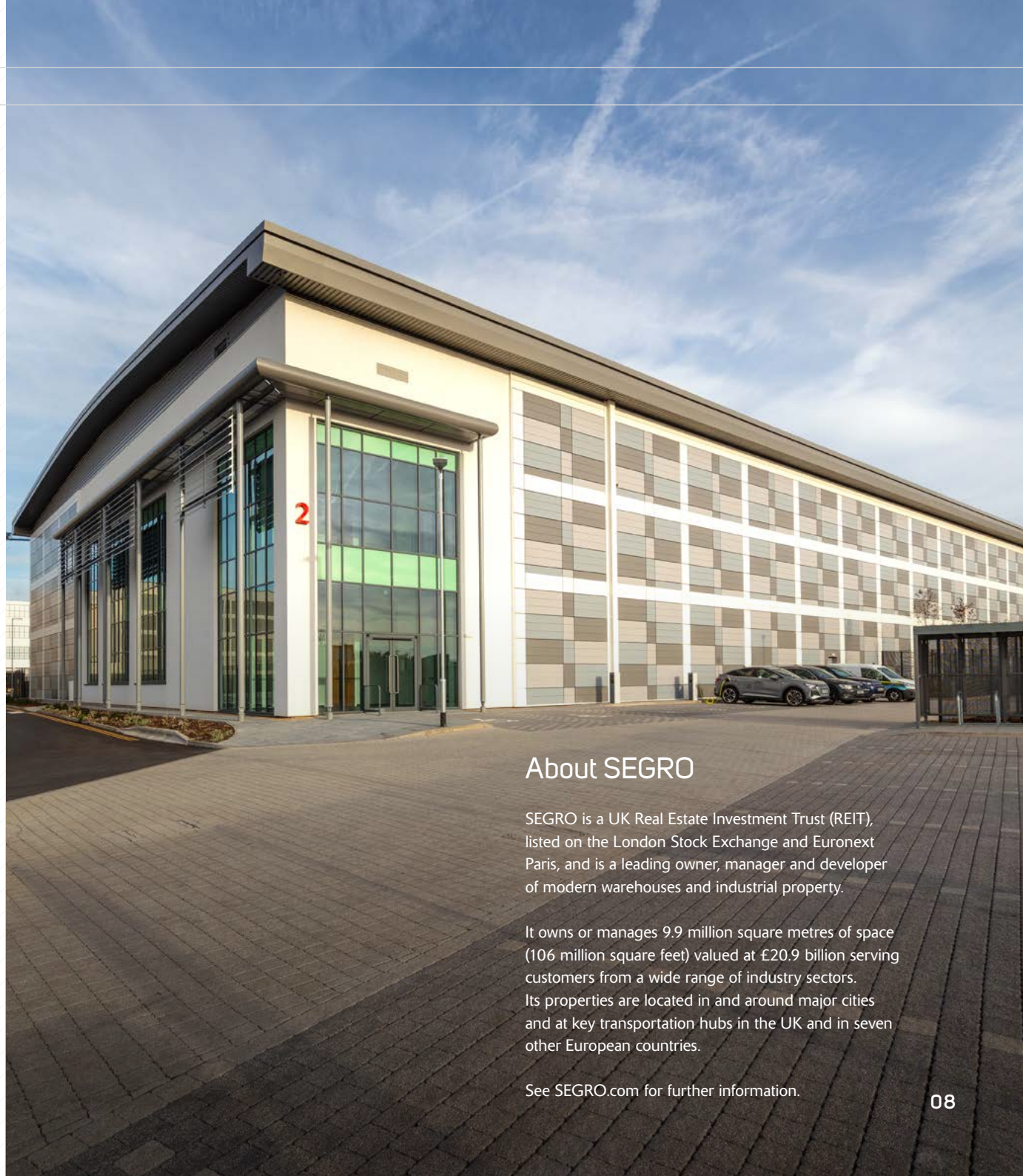
Working in close collaboration with our occupiers for over 100 years, SEGRO has developed a customer-centric philosophy providing solutions for global brands such as John Lewis, DB Schenker and DHL Express.

1200

A vast spectrum of local & global customers

87%

of our customers rated SEGRO as "Good" or "Excellent" (Customer Satisfaction Survey, 2022)



About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 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 seven other European countries.

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

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SEGRO.COM/PARKHAYES

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