

PROLOGIS PARK DAWLEY ROAD

DC7

VINYL PLACE |
HAYES | UB3 1HH

AVAILABLE

Q1 2024

29,696 SQ FT (2,759 SQ M)

TO LET



THINK OPERATIONS

DC7 is to undergo an extensive refurbishment and remodeling which will provide a well-specified unit with a large secure, fenced yard. The building will be ready for occupation in Q1 2024.



ACCOMMODATION SCHEDULE

Warehouse	26,381 sq ft	(2,451 sq m)
Offices	3,315 sq ft	(308 sq m)
Total	29,696 sq ft	(2,759 sq m)

Approximate floor areas (GEA)

SPECIFICATION

- Large secure yard (up to 69m depth)
- 500 kVA power supply
- Detached self-contained unit
- 6 level access loading doors
- Roof lighting
- 6m clear height to underside of haunch
- Up to 26 electric vehicle charging points available, if required
- Secure managed industrial and logistics park
- Canalside outdoor amenity area

Scan the code to explore:

DC7 VIRTUAL
TOUR

360°

GET CONNECTED

At Prologis we make more than buildings, we make places where businesses can grow and employees can thrive. Prologis Dawley Road is part of a growing and vibrant business community in West London and with excellent links to air, road and rail transport, Dawley Road offers the perfect location for both your staff and your business.

LOCAL AREA

The Park is well-served by local bus routes and trains making it easier for your staff to get to and from work. The quality of the buildings, Park environment and local amenities will also aid staff retention by helping to make your business a great place to work.

- The newly redeveloped Hayes and Harlington Elizabeth Line Station is only a 10 minute walk and as part of the Crossrail line will provide direct services to the new Bond Street Station in 20 minutes.
- The £250m Old Vinyl Factory regeneration is only minutes away creating a new business, leisure and residential destination.
- Other local amenities include: Tesco, Post Office and High Street Banks.



“ I NEEDED AN INDUSTRIAL UNIT IN THE RIGHT LOCATION TO GET PEOPLE TO AND FROM WORK AND PRODUCTS OUT TO CUSTOMERS ACROSS THE UK. ”

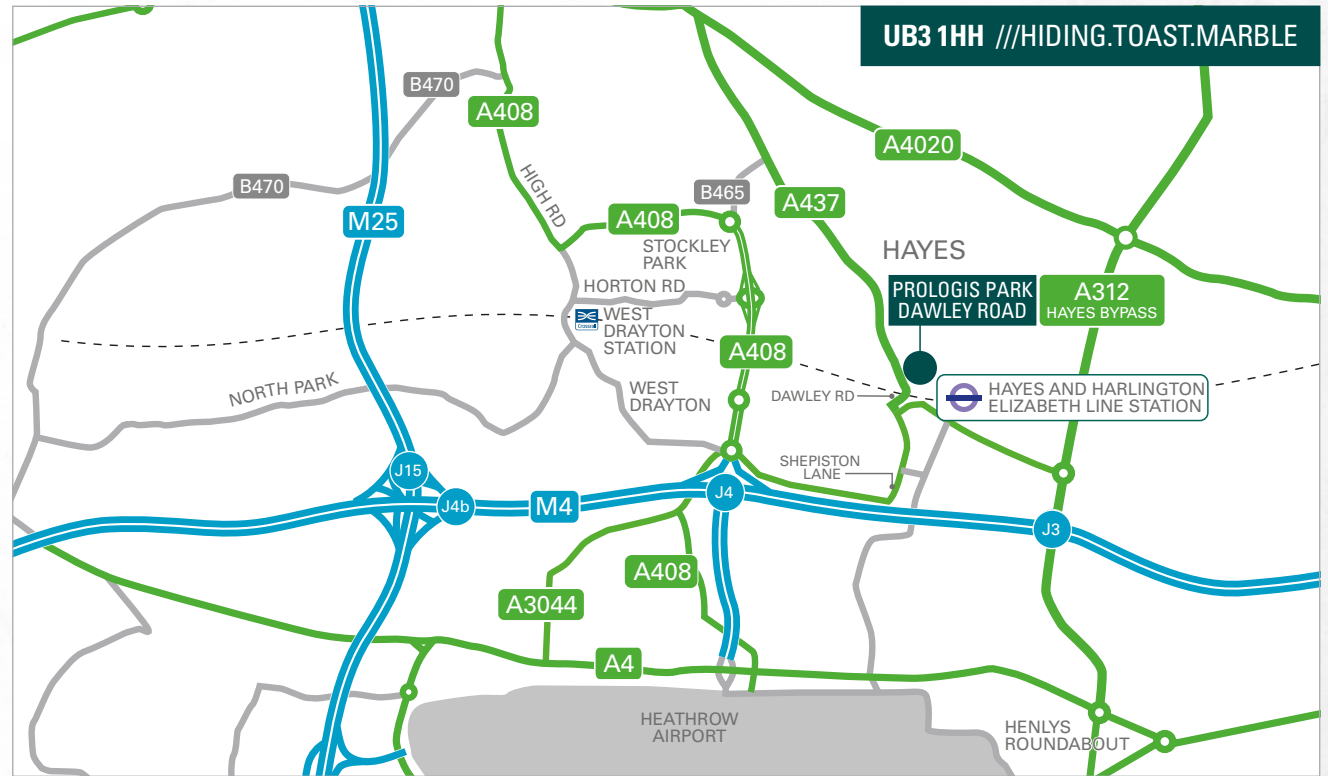
David Danil, Managing Director, Levantine

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.



"I pride myself on providing the very best customer service and derive real pleasure from watching our customers' businesses grow and thrive on our Parks. Our customers know that they can rely on our dedicated, award-winning team to add value to the relationship and deliver much appreciated continuity."

Stuart Davies
Real Estate & Customer Experience Lead, VP



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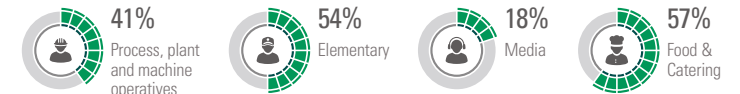
CONNECTIONS

Hayes & Harlington	M25 J15	3.9 miles
Elizabeth Line Station	A40 Target Roundabout	4.5 miles
M4 J3	M40 J1A	5.5 miles
M4 J4	Heathrow Cargo Terminal	7 miles
Heathrow Airport	Central London	15 miles

Source: Google Maps

DEMOGRAPHICS

Prologis Dawley Road benefits from a highly skilled local labour force. The local population, within a 15 min drive time, has above average employment levels for process, plant and machine operatives and elementary jobs. Employment in both food & catering and media sectors is also above the national average.



Source: Colliers Intl Census Report

Terms: Available on new full repairing and insuring leases. Please contact the sole agent JLL for further details.

Conditions under which particulars are issued: Jones Lang LaSalle for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gerald Eve, JLL and Colliers International has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. August 2023.

Visit the website
prologis.co.uk/dawleyroad

