

SEGRO
PARK
HAYES

WEST LONDON

NORTH HYDE GARDENS
HAYES UB3 4QR

WEST
LONDON
LOGIC

NEW BUILD UNITS TO LET : 24,565 - 82,950 SQ FT
DISTRIBUTION / LOGISTICS / DATA CENTRE USES

SEGRO

WEST LONDON LOGIC

AT SEGRO PARK HAYES

SEGRO Park Hayes is part of a comprehensive, high quality, mixed-use 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.

But don't just take our word for it... consider the facts and draw your own conclusion.

UNIT 1

First Floor Offices
7,330 sq ft (681 sq m)

Warehouse
75,620 sq ft (7,025 sq m)

Total
82,950 sq ft (7,706 sq m)

Specifics
14m clear internal height
6 dock level loading doors
3 level access loading doors

UNIT 3

First Floor Offices
4,110 sq ft (382 sq m)

Warehouse
30,440 sq ft (2,828 sq m)

Total
34,550 sq ft (3,210 sq m)

Specifics
12m clear internal height
3 dock level loading doors
2 level access loading doors

UNIT 2

First Floor Offices
3,145 sq ft (292 sq m)

Warehouse
21,420 sq ft (1,990 sq m)

Total
24,565 sq ft (2,282 sq m)

Specifics
12m clear internal height
2 dock level loading doors
2 level access loading doors

UNIT 4 - LET

First & Second Floor Offices
15,330 sq ft (1,424 sq m)

Warehouse
82,270 sq ft (7,643 sq m)

Total
97,600 sq ft (9,067 sq m)

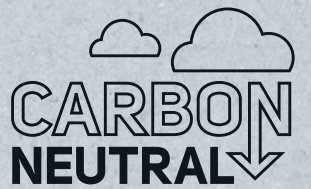
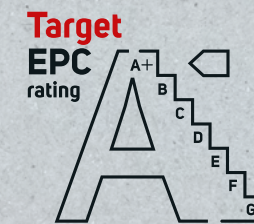
Specifics
12m minimum clear internal height (mono-pitch)
8 dock level loading doors
2 level access loading doors

Units 2 and 3 can be combined to create a total 59,115 sq ft (5,492 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 this Grade A warehouse distribution facility. Combining innovation, proven expertise and customer support, SEGRO Park Hayes offers not simply the most progressive 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.



Heathrow Airport (9 mins)

<< To M4 J3 (3 mins)

To Hayes & Harlington Station (5 mins) >>

UNIT 1
82,950 sq ft (7,706 sq m)

DATA CENTRE CAPABILITY
Unit 1 is particularly suitable for Data Centre usage, with 7MVA immediately available.

UNIT 2
24,565 sq ft (2,282 sq m)

UNIT 3
34,550 sq ft (3,210 sq m)

UNIT 4
97,600 sq ft (9,067 sq m)

UNIT 2
24,565 sq ft (2,282 sq m)



UNIT 3
34,550 sq ft (3,210 sq m)



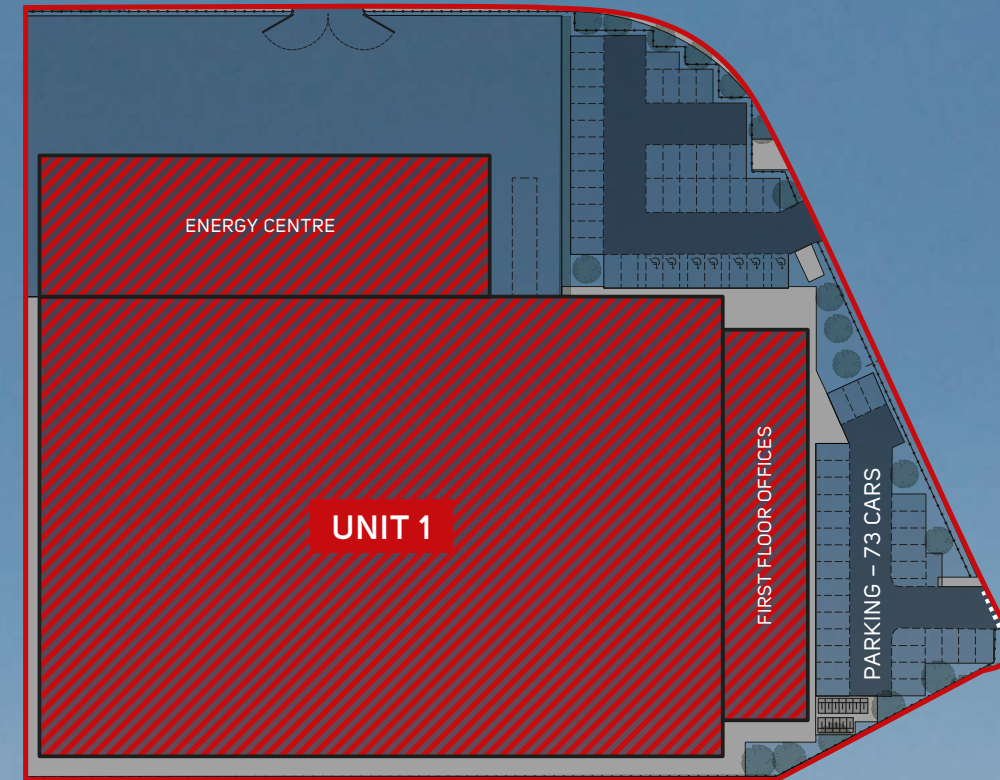
PURPOSELY BUILT PURPOSELY DIFFERENT

As the UK's leading data centre developer, SEGRO is responding to the demands of the Digital Age by accommodating the growing demand for data storage.

With 7MVA immediately available, excellent connectivity and a securely gated environment with 24/7 access, Unit 1 at SEGRO Park Hayes offers an unrivalled data centre opportunity in the heart of West London.

With power already in place, this is an opportunity that not only makes sound business sense, but makes total data sense too.

UNIT 1
82,950 sq ft (7,706 sq m)



Alternate site layout for data centre use

Planning Granted For
DATA
CENTRE USE IN UNIT 1

Multiple
FIBRE
PROVIDERS
Available On-site

Secure Gated
YARDS

LOW
RISK
LOCATION

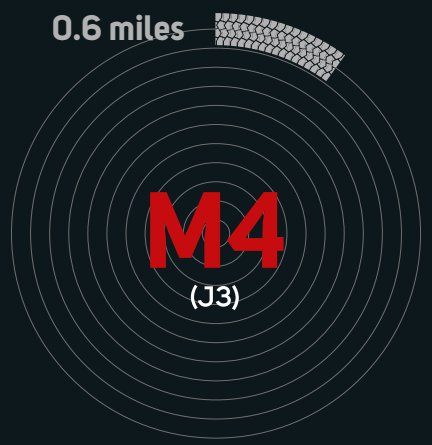
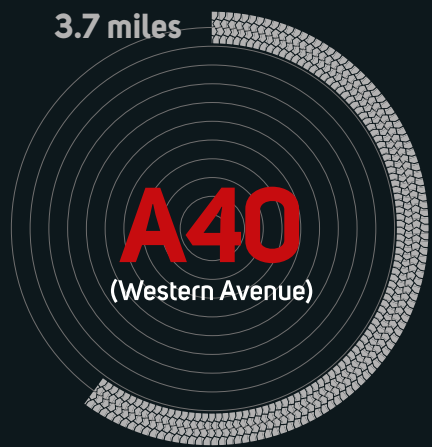
7 MVA
Immediately Available



LOGICAL WEST LONDON LOCATION

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

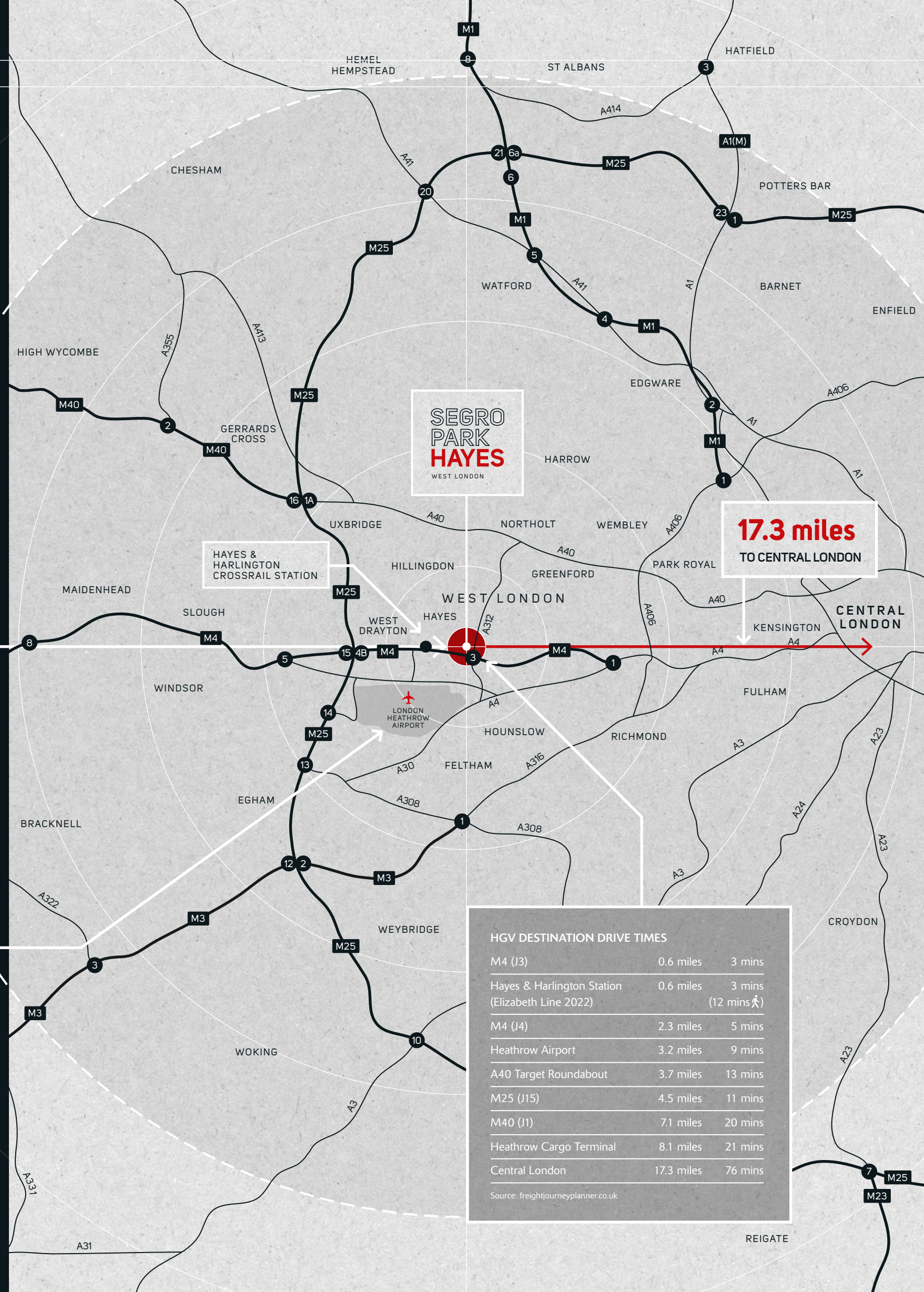
Fewer miles, fewer minutes. Fact!



10%
Increase in London's train capacity when Crossrail launches 2022
Source: crossrail.co.uk



£211bn
Heathrow expansion will create up to £211bn in growth



HGV 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 a business and its employees, with Hayes Town Centre conveniently located on its doorstep. What's more, in preparation for the imminent arrival of Crossrail, the local area will undergo substantial regeneration, in turn ensuring a first class future for Hayes...

And your business.

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.



Source: ONS annual population survey

The transformation of Hayes Town Centre:

- New pavements
- Street lighting
- More trees
- Seating
- Cycle racks

ULTRA LOW EMISSIONS ZONE

A406
25th October
2021

SEGRO Park Hayes sits outside of the ULEZ

Source: tfl.gov.uk

Amenities in Hayes

- 4 leisure centres
- 6 coffee shops
- 2 local supermarkets
- 1 golf course
- 2 swimming pools
- 3 country parks
- 3 restaurants / pubs
- 1 post office

Source: Google Maps

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

Elizabeth Line (2022)

Station	Travel Time (mins)
Reading	34
Heathrow Airport	15
Hayes & Harlington	0.6 miles
Paddington	17
Bond Street	20
Tottenham Court Road	22
Farringdon	25
Liverpool Street	27
Whitechapel	30
Canary Wharf	34
Stratford	36
Custom House	38

Source: crossrail.co.uk



Computer generated image of Unit 3

DEVELOPMENT COMPLETED BY **SPRING 2022**

Trusted Landlord

SEGRO is synonymous with quality and we pride ourselves on delivering high specification products 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, 2020)

About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 8.1 million square metres of space (88 million square feet) valued at £13.3 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 for further information.

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