

# harlequin

Business Park

## Hayes UB2 5NH

- › 9 industrial/warehouse units
- › 5,081 - 39,730 sq ft
- › Premier West London trade/logistics location
- › Available Q1 2025

To let

To Let



A development by:  
**Chancerygate**

**BRIDGES**  
Fund Management

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## Business Park

Situated on Southall Lane in a predominantly industrial area to the north of the M4 motorway (Junction 3) in West London.

Hayes is a large suburban town in south London, England, 11 miles west of Paddington.

Frequent train services to central London and Heathrow via Southall and Hayes & Harlington Elizabeth Line stations.

One of the largest commercial districts in Greater London owing to its proximity to London's largest airport and road access to central London.

## Planning Use

Class E (formally B1c) B2 and B8 uses.

## Terms

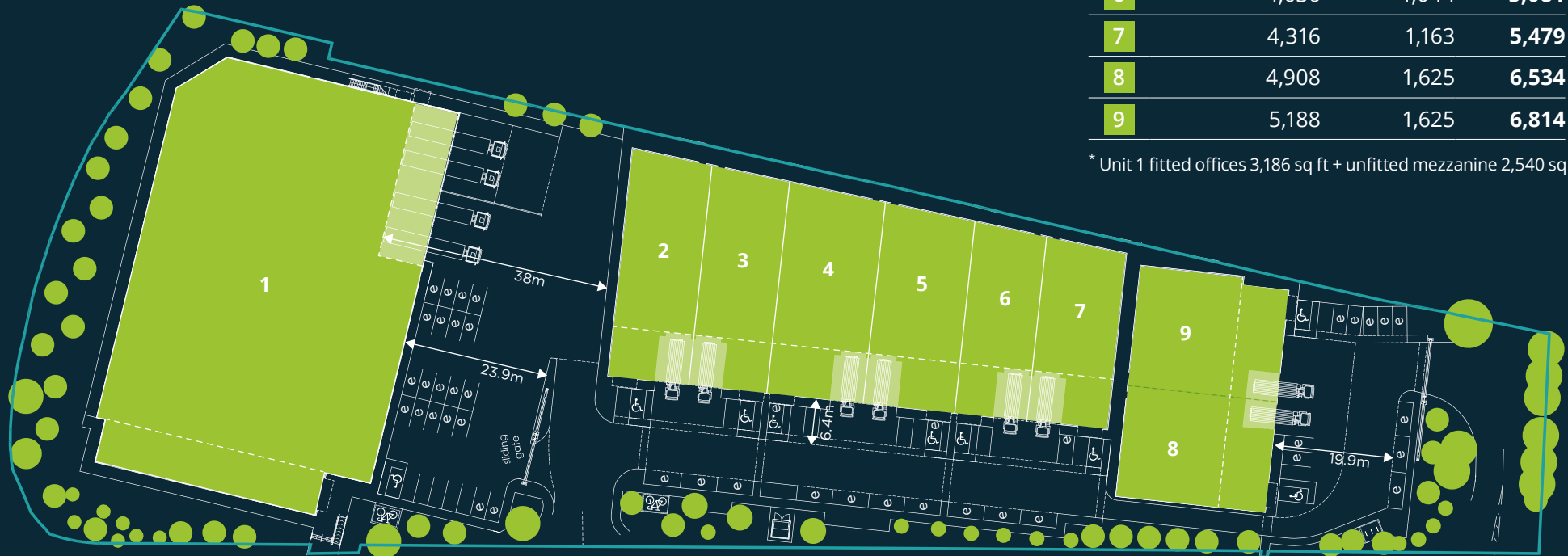
Available on a leasehold basis.

## Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	34,003	5,726*	39,730
2	5,349	1,163	6,512
3	5,005	1,130	6,135
4	5,898	1,389	7,287
5	5,263	1,302	6,566
6	4,036	1,044	5,081
7	4,316	1,163	5,479
8	4,908	1,625	6,534
9	5,188	1,625	6,814

\* Unit 1 fitted offices 3,186 sq ft + unfitted mezzanine 2,540 sq ft





 EVCARGO

 COSTCO  
WHOLESALE

 BIG  
YELL OR  
SELF  
STORAGE

# Industrial and Warehouse Unit 1

39,730 sq ft







## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

### First floor offices:

 Comfort cooling/ heating	 Shower facilities	 Fitted first floor offices
 WCs	 Lift	 24/7 access available

### Warehouse/industrial:

 10m clear internal height	 50kN sq m floor loading	 2 x docks and 2 x level access door
 24-38m yard depth	 Landscaped environment	 Private gated yard



Computer Generated Image of unit 1



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Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

# Industrial and Warehouse Units 2-7

5,081 up to 37,060 sq ft (units 2-7 combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

### First floor offices:

 <p>Comfort cooling/ heating</p>	 <p>Shower facilities</p>	 <p>Fitted first floor offices</p>
 <p>WCs</p>	 <p>24/7 access available</p>	

### Warehouse/industrial:

 <p>8.4m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Ability to combine units</p>
 <p>12 year collateral warranty available</p>	 <p>Landscaped environment</p>	 <p>TRADE Roadside location ideal for trade counter users</p>



Computer Generated Image of units 2-7



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Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

# Industrial and Warehouse Units 8-9

6,534 up to 13,348 sq ft (units 8-9 combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

### First floor offices:



Comfort cooling/  
heating



Shower  
facilities



Fitted first  
floor offices



WCs



24/7 access  
available

### Warehouse/industrial:



8.4m clear  
internal height



37.5kN sq m  
floor loading



Ability to  
combine units



12 year collateral  
warranty available



Landscaped  
environment



Computer Generated Image of units 8-9





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Previous Chancerygate development



Previous Chancerygate development

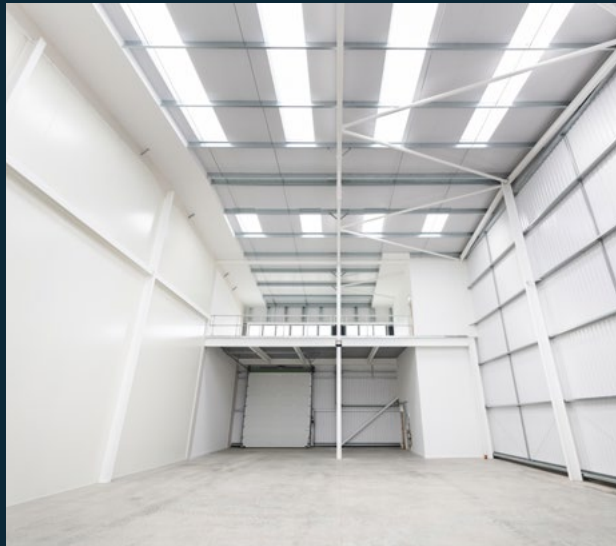


Previous Chancerygate development



# Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

Air source heat pumps

15%  
warehouse roof  
lights increasing  
natural daylight

Photovoltaic  
panels to  
all units

Targeting  
BREEAM  
'Excellent'

Targeting  
EPC A

High  
performance  
insulated cladding  
and roof  
materials

Exterior  
or interior  
cycle storage to  
encourage  
cycling to  
work

Active  
and passive  
Electric vehicle  
charging  
points

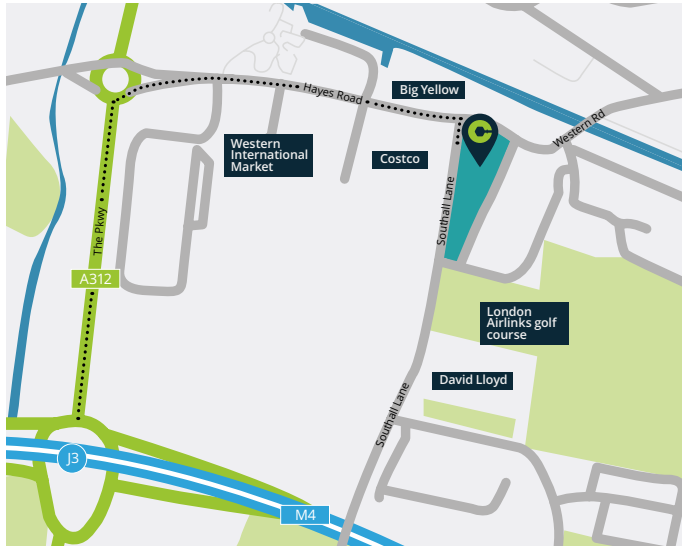
Low  
speed limit  
restrictions to  
reduce  
emissions

Landscaping  
including  
native and  
non-native  
species



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[harlequinhayes.co.uk](http://harlequinhayes.co.uk)

## Travel Distances

### Road:

M4 motorway (J3)	0.7 miles
A40	4 miles
M4/M25 junction	4.5 miles
M1 motorway (J1)	12 miles

### Rail:

Southall Railway Station	1.3 miles
Hayes & Harlington Station	1.3 miles

### Airport:

Heathrow Airport	2.7 miles
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Southall Lane  
UB2 5NH

/// [mint.dive.slows](http://mint.dive.slows)

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