

SEGRO  
PARK  
**HAYES**

WEST LONDON

NORTH HYDE GARDENS  
HAYES UB3 4QR

WEST  
LONDON  
**LOGIC**

UNIT 2 TO LET: 24,720 SQ FT  
DISTRIBUTION / LOGISTICS 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 – LET

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 – LET

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

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)**

**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

(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.

Fully-fitted  
**1<sup>ST</sup>**  
FLOOR  
OFFICES  
with **Comfort**  
Cooling / Heating

**24/7**  
Unrestricted  
USE

Office  
Lighting is via recessed  
**LG7**  
Fitting

Target 'Excellent'  
**BREE**  
AM  
RATING  
★★★★

Target  
EPC  
rating  
**A**

**Secure**  
Gated  
**YARDS**

**CARBON**  
NEUTRAL

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)

**UNIT 2**  
24,720 sq ft (2,296 sq m)

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

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



UNIT 2  
24,720 sq ft (2,296 sq m)

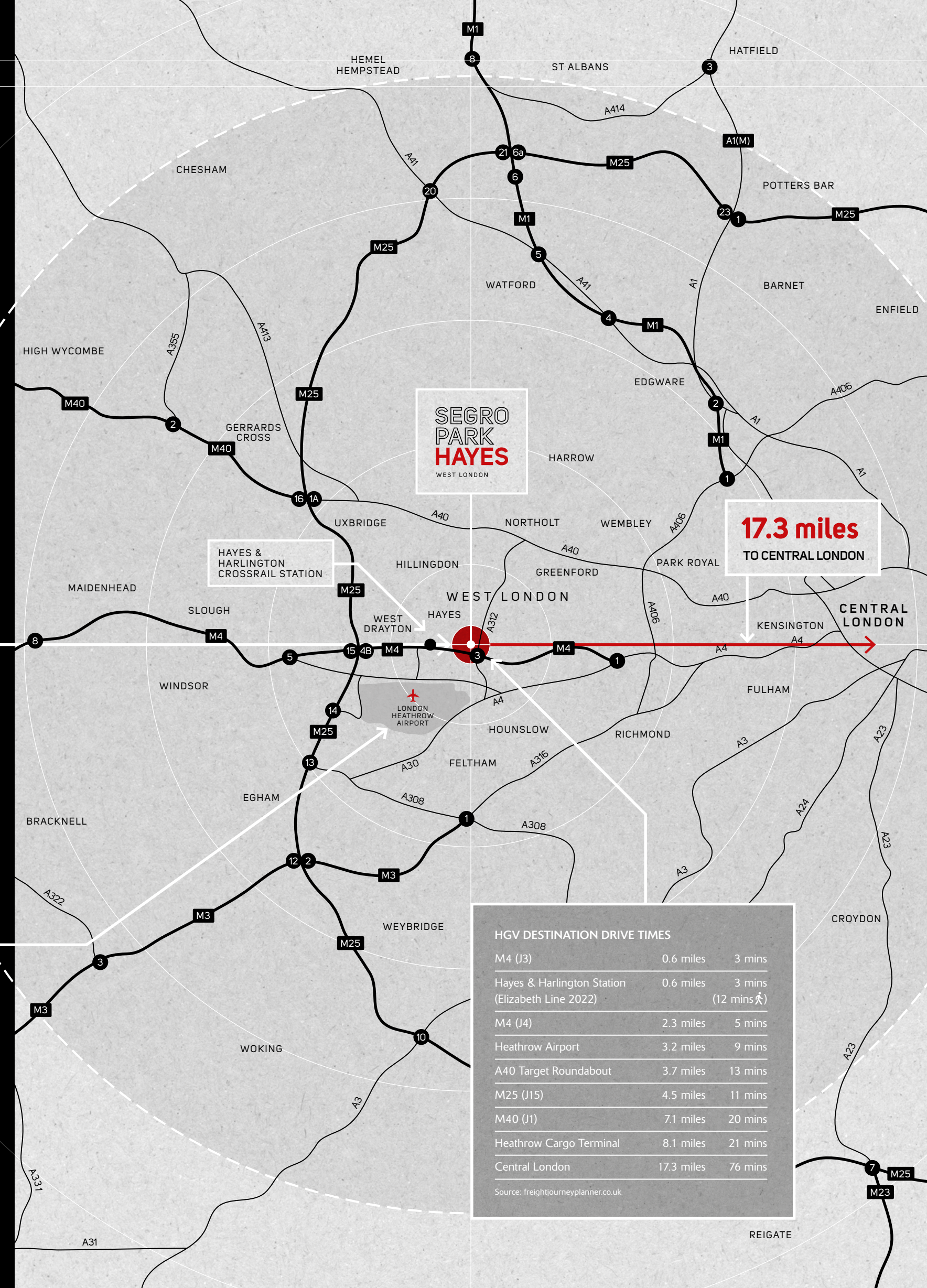




Fewer miles, fewer minutes. Fact!



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





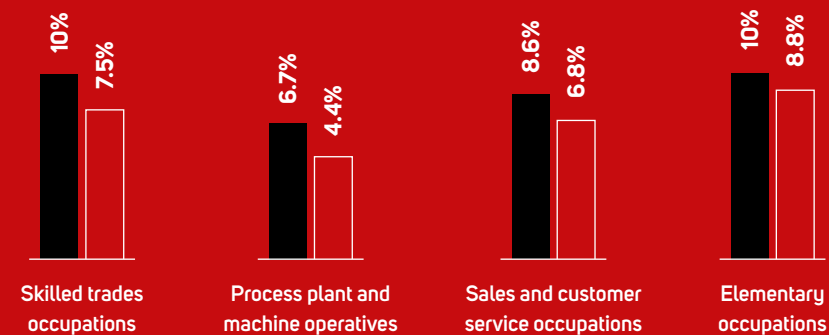
# OFFERING THE BEST AMENITIES IN THE WEST

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:



Source: tfl.gov.uk

## Amenities in Hayes

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

Source: Google Maps

## Immediate amenities



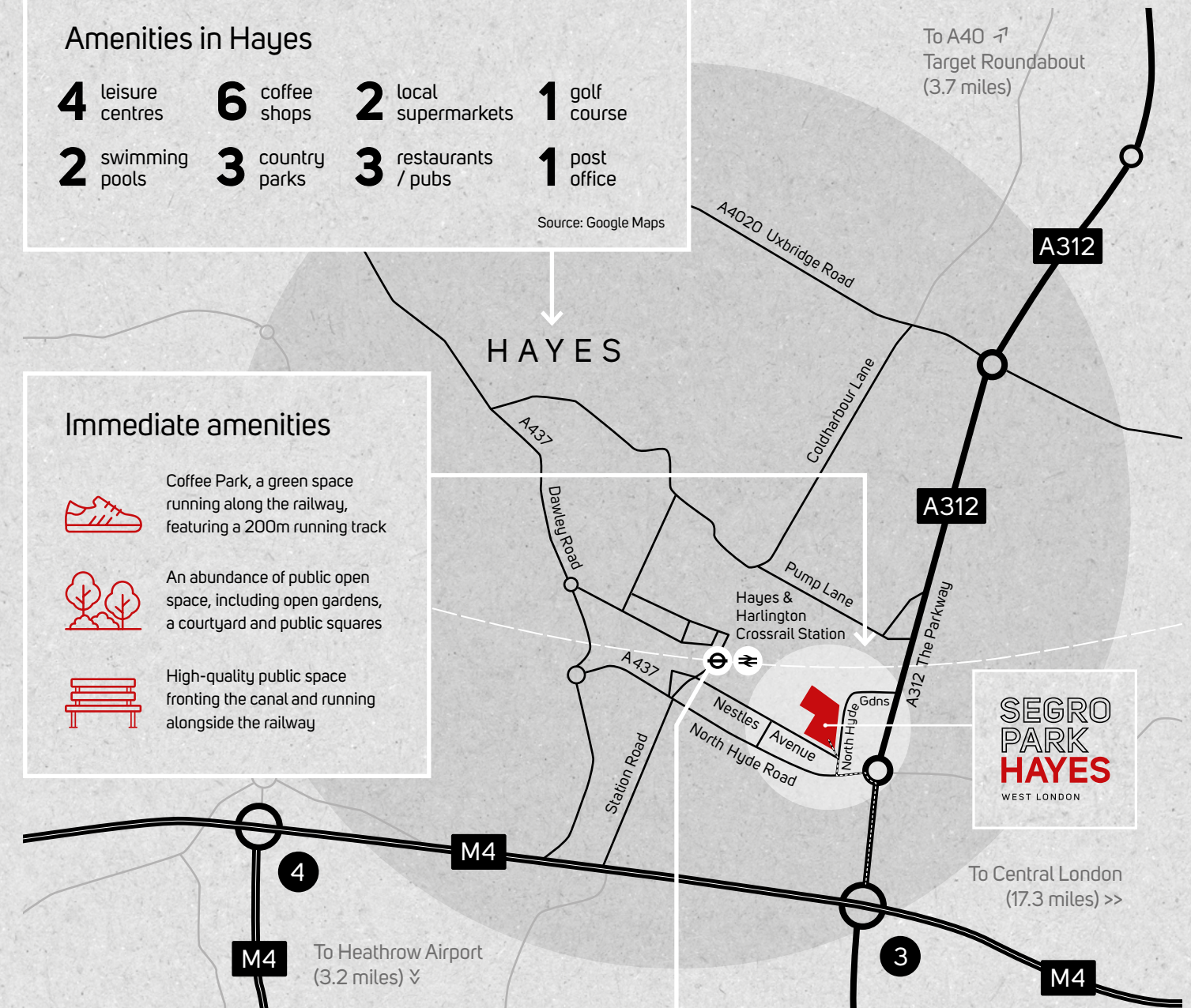
Coffee Park, a green space running along the railway, featuring a 200m running track



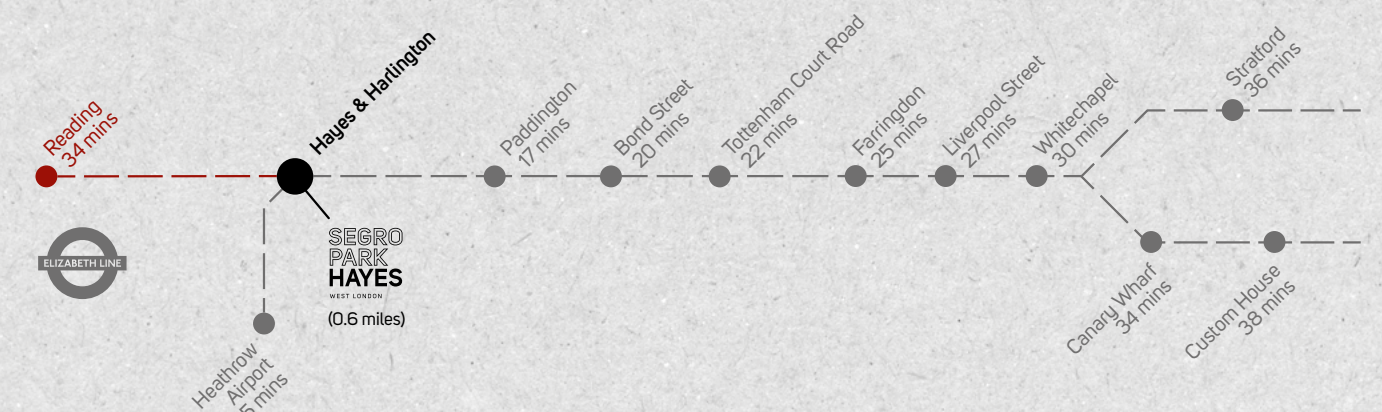
An abundance of public open space, including open gardens, a courtyard and public squares



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



## Elizabeth Line (2022)



Source: crossrail.co.uk



# DEVELOPMENT COMPLETED

## JUNE 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), 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 9.6 million square metres of space (103 million square feet) valued at £21.3 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](https://www.segro.com) for further information.



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NORTH HYDE GARDENS  
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