

SEGRO PARK HAYES

WEST LONDON

NORTH HYDE GARDENS
HAYES UB3 4QR

UNIT 2
24,720 SQ FT
AVAILABLE TO LET

SEGRO



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

EMBRACE NATURAL PROGRESSION

Progress waits for no-one. The future is forward and it's up to all of us to stay ahead.

SEGRO Park Hayes empowers you to do exactly that, offering the latest in sustainable innovation and the inspiring environment that the best talent now demands. Complete with canalside nature and rapid access to the M4 and Elizabeth line, this is the place to be for natural progression.



ALWAYS READY FOR WHAT'S NEXT

Embracing change is what we do. Built on the site of a 30-acre former Nestlé factory, SEGRO Park Hayes has been thoughtfully transformed to power smoother operations and sustainable growth. Now, only Unit 2 remains: the final available space in a highly sought after Park.

First floor offices

3,166 sq ft (294 sq m)

Ground floor warehouse / ancillary space

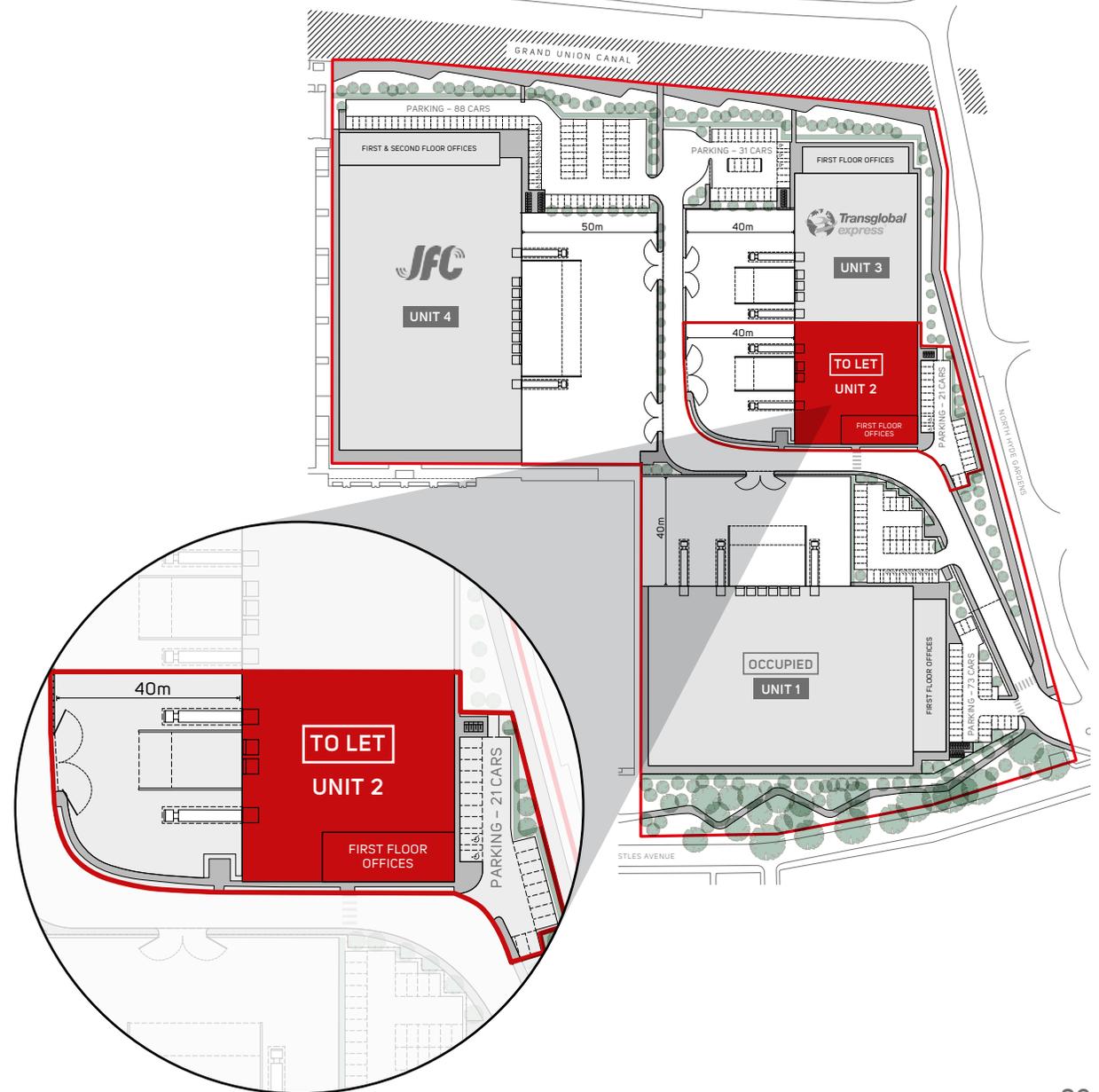
21,554 sq ft (2,002 sq m)

Total

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

(All areas are approximate and measured on a Gross External basis)

Fronted by a regenerated canal and guarded by 24/7 on-site security, this prime West London site has unrivalled road, rail, and air links to unlock faster delivery times and new, growing customer bases. It's proximity to Hayes town centre gives your people easy access to energising open space and all kinds of amenities. At Unit 2, progress comes naturally.

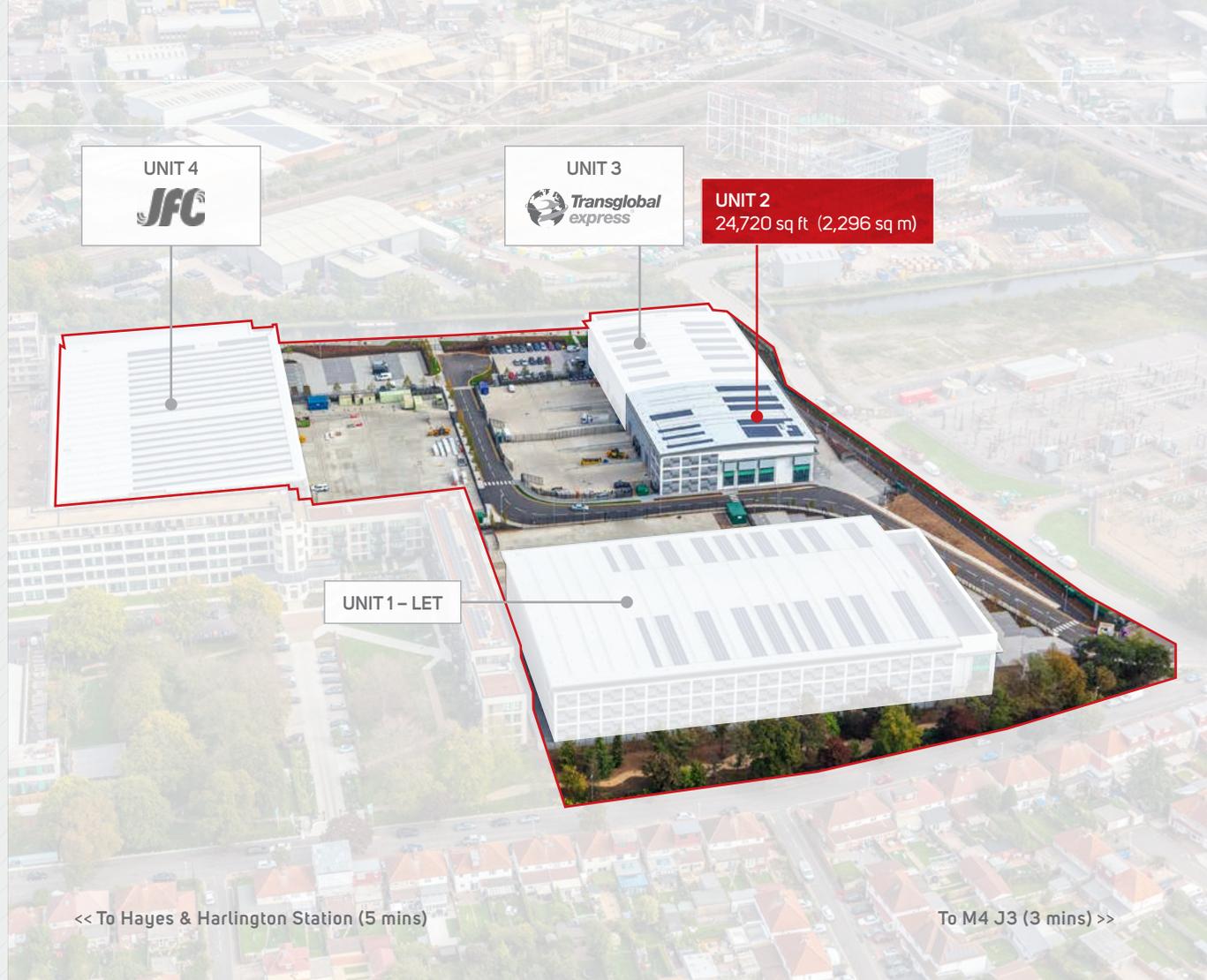


PROGRESS IS IN THE DETAILS

At SEGRO Park Hayes, careful consideration has been given to every aspect of this Grade A warehouse site – and the offices within.

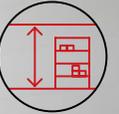
Each premium spec building is designed with growth in mind. Two dock-level and two level-access doors – plus high eaves with racking and mezzanine potential – mean the space will keep up with your development. Meanwhile, PV panels and EV charging points provide access to renewable energy at a lower cost.

This detail-led approach extends outdoors as well. With an outdoor gym, canal frontage, and access to open, public space, you'll have a healthier, happier workforce – ready to step up.



THE FUTURE OF **SUSTAINABLE WAREHOUSING**

12m clear
internal height



READY FOR YOUR NEXT STEP

Premium specification, sustainable space available for businesses on the rise.



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

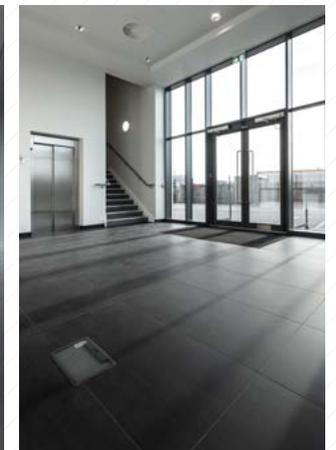


LED
lighting



Air source
heat pumps and
reflective glazing*

*Helps reduce the level of energy
consumed by the buildings



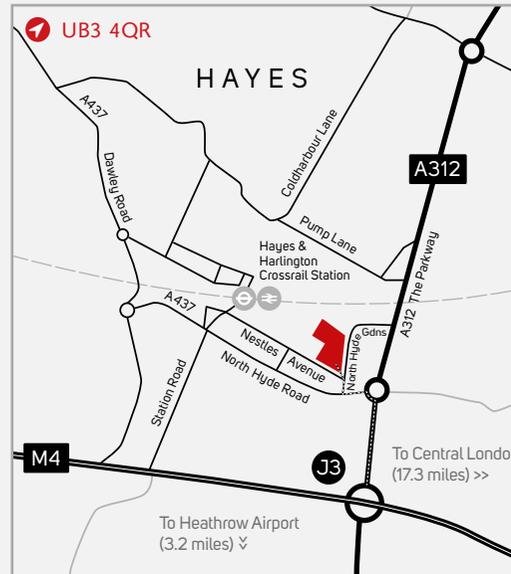
PERFECTLY PLACED FOR PROGRESS

With its unbeatable connections, this prime West London location allows you to reach your customers faster. Just as importantly, it makes it easy for your people to reach you. Three minutes from the motorway and nine from Heathrow, it's perfect for keeping pace with ever rising customer expectations.



Source: crossrail.co.uk

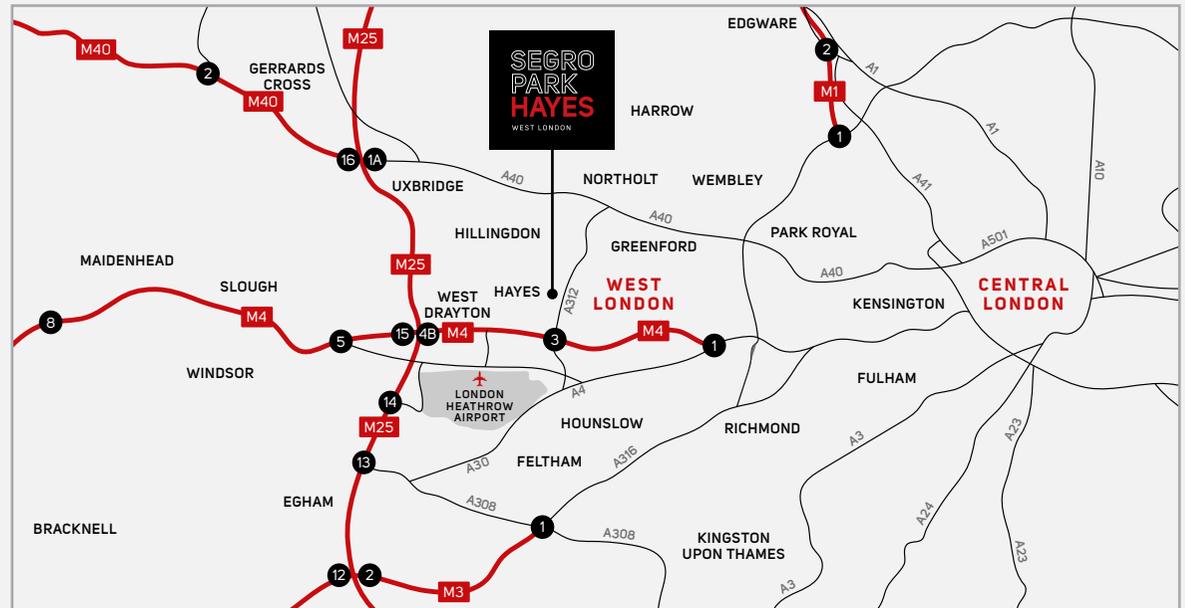
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DESTINATION DRIVE TIMES

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



SURROUNDED BY OPPORTUNITY

You're in good company here. SEGRO Park Hayes is set up to get the very best out of your people – as well as your business. Close to the ever expanding amenities of Hayes town centre, this sought-after spot also gives you access to a large, highly skilled local labour supply. Win win.



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Amenities in Hayes

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

Source: Google Maps

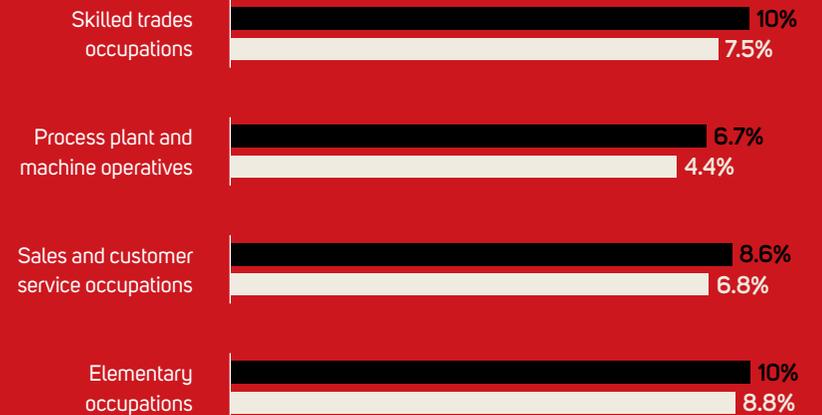
The transformation of Hayes Town Centre:

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

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: ONS annual population survey

NATURALLY INSPIRING



Running along the canal, Coffee Park features a 200m running track



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



Tranquil public space fronting the canal and alongside the railway

Today's talent demands more from their workplace – and SEGRO Park Hayes rises to the challenge. Built for better wellbeing, we give your people the space they need to unwind, get inspired, and naturally progress. Here, you can relax in landscaped public squares, stroll along the canal, do laps of the track, or blow off steam on the 'Trim Trail' outdoor gym. Healthy body. Sharper mind.



SET UP FOR EXTRAORDINARY

Trusted Landlord

At SEGRO, we pride ourselves on delivering high-spec buildings which define the future of logistics. It's how we empower our customers to stay ahead of the curve and future-proof their business.

Working in close collaboration with our occupiers for over 100 years, we've developed a customer-centric philosophy that's provided progressive solutions for some of the world's biggest brands.



1200

A vast spectrum of local & global customers

87%

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



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To kick-start your natural progression, visit
SEGRO.COM/PARKHAYES

Contact one of our retained agents:



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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 10.3 million square metres of space (110 million square feet) valued at £21.0 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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