



PROLOGIS DC1 DAWLEY ROAD

HAYES | UB3 1HH

2,837 SQ FT
(264 SQ M)

TO LET / MAY SELL



EPC RATING: A



POTENTIAL FOR
SELF-CONTAINED YARD



2.2 MILES TO M4 (J3 /J4)



10 MINS WALK TO HAYES
& HARLINGTON STATION*
*CROSSRAIL 2018



HIGHLY VISIBLE
ROADSIDE LOCATION



GRADE 'A' BUILDING
WITH PROVEN COST
EFFICIENCIES

SPECIFICATION

- Yard depth 18.7m
- Electrically operated level access loading door
- 6m clear internal height
- FM2 category floor: 35kN/m²
- Potential for self-contained yard area
- EPC rating A (22)
- Triple skinned roof lights to 15%
- Electric vehicle charging points
- 3 car parking spaces

LOCATION

Prologis Dawley Road benefits from superior road and transport connections to West & Central London, Heathrow Airport and Park Royal.

- Hayes & Harlington Station (Crossrail 2018) 0.8 miles
- M4 (J3/J4) 2.2 miles
- M25 (J15) 3.9 miles
- A40/M40 (J1) 5.5 miles

Within walking distance to Prologis Dawley Road are an array of amenities including restaurants, leisure centre, Tesco, Post Office and Santander and Lloyd's banks.

DEMOGRAPHICS

Excellent labour pool within a 15 minute drive time



41%
Process, plant
and machine
operatives



54%
Elementary



57%
Food &
Catering



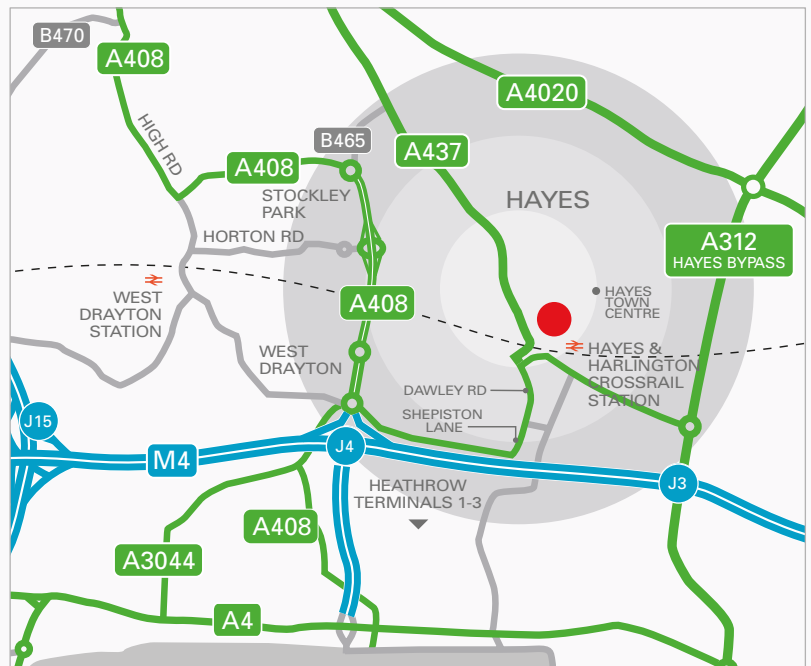
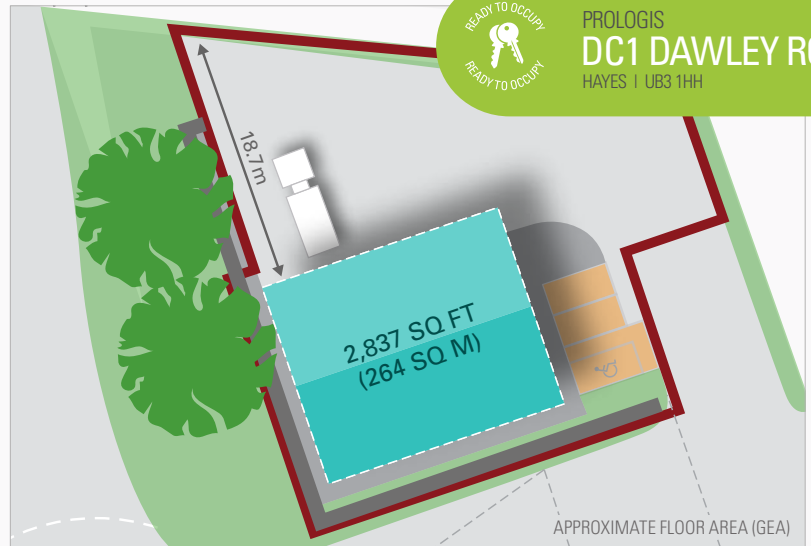
18%
Media

Figures higher than
the national average

TERMS

Available on a new full repairing and insuring lease on terms to be agreed, alternatively consideration will be given to the disposal of this unit on a virtual freehold basis.

Energy Performance Certificate (EPC) is available online.



ALL ENQUIRIES

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