



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), 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 8.8 million square metres of space (95 million square feet) valued at £17.1 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](http://SEGRO.com) for further information.

# SEGRO PARK HAYES

WEST LONDON

NORTH HYDE GARDENS  
HAYES UB3 4QR

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

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**SEGRO**

# PROLOGIS DC3 & DC4 DAWLEY ROAD

HAYES | UB3 1HH

16,722 - 52,882 SQ FT (1,554 - 4,913 SQ M) TO LET

CAN BE TAKEN INDIVIDUALLY OR COMBINED

Prologis' market leading estate and property management.

Grade 'A' buildings with proven cost efficiencies.



10 mins walk to Hayes & Harlington Station\*

- Bond Street 20 mins\*

- Farringdon 25 mins

\*Crossrail 2018



Fast access to:

- Heathrow Airport
- Motorway Network
- West & Central London



UNITED KINGDOM



NEW GRADE 'A' INDUSTRIAL BUILDINGS  
IN THE HEART OF WEST LONDON  
READY FOR IMMEDIATE OCCUPATION

[prologis.co.uk/dawleyroad](http://prologis.co.uk/dawleyroad)

In partnership with  CEDARWOOD

 PROLOGIS®

## THE PARK

Prologis is widely recognised as setting the benchmark for quality and functionality in big box logistics real estate. Prologis Dawley Road applies those same principles to an exciting new urban format.

## LOCATION

Prologis Dawley Road is strategically located with excellent road connections to West & Central London, Heathrow Airport and the UK Motorway Network.

- M4 (J3/J4) 2.2 miles
- M25 (J15) 3.9 miles
- A40/M40 (J1) 5.5 miles

## LOCAL AMENITIES

Hayes & Harlington Station (Crossrail 2018) is only 10 mins walk, providing direct services to Bond Street Station in 20 mins.

The £250m Old Vinyl Factory regeneration is only minutes away creating a new business, leisure and residential destination. Other local amenities include: Tesco, Post Office and High Street Banks.

## DEMOGRAPHICS

Prologis Dawley Road benefits from a highly skilled local labour force. The local population, within a 15 min drive time, has above average employment levels for process, plant and machine operatives and elementary jobs. Employment in both food & catering and media sectors is also above the national average.



41%  
Process, plant and machine operatives



54%  
Elementary



57%  
Food & Catering



18%  
Media

Source: Colliers Intl Census Report





## ACCOMMODATION SCHEDULE (CURRENT DIVISION WALL)

Building 3	22,566 sq ft	(2,096 sq m)
Offices (First Floor)	2,235 sq ft	(208 sq m)
<b>Total</b>	<b>24,801 sq ft</b>	<b>(2,304 sq m)</b>

Building 4	25,298 sq ft	(2,350 sq m)
Offices (First Floor)	2,783 sq ft	(259 sq m)
<b>Total</b>	<b>28,081 sq ft</b>	<b>(2,609 sq m)</b>

Buildings 3 & 4 combined	47,864 sq ft	(4,446 sq m)
Offices (First Floor)	5,018 sq ft	(467 sq m)
<b>Total</b>	<b>52,882 sq ft</b>	<b>(4,913 sq m)</b>

### APPROXIMATE FLOOR AREAS (GEA)

The wall position can be moved to provide floor areas between 16,722 and 52,882 sq ft (1,554 and 4,913 sq m)

## SPECIFICATION

- Clear internal height 10m
- 2-5 electrically operated level access loading doors
- 28m fenced self-contained yard areas
- FM2 category floor: 50kN/m<sup>2</sup>
- Photovoltaic cells to Unit 3 can generate up to 44.4MWh/annum and Unit 4 can generate 49.9MWh/annum, in free electricity
- Triple skinned roof lights to 15%
- Grade 'A' office accommodation with full access raised floors
- Kitchenettes in the offices
- Electric vehicle charging points

Generic Prologis warehouse fit-out option available:

- Intelligent LED lighting
- Smoke detection



PROLOGIS  
**DC3 & DC4 DAWLEY ROAD**  
 HAYES | UB3 1HH



GRADE 'A' INDUSTRIAL BUILDINGS  
 IN THE HEART OF WEST LONDON  
**16,722 - 52,882 SQ FT**

### ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics and industrial real estate in the UK and globally. This success comes from being a long term owner that develops buildings designed to meet our customer's needs not only today but long into the future. Our dedicated in house property and facilities management team have a customer focused approach with an unrivalled knowledge of the sector. Our estates are managed to the highest standards to ensure smooth 24/7 operation in a high quality environment.

### CONNECTIONS

Hayes & Harlington Station (Crossrail 2018)	0.8 miles
M4 J3	2.2 miles
M4 J4	2.4 miles
Heathrow Airport	3.1 miles
M25 J15	3.9 miles
A40 Target Roundabout	4.5 miles
M40 J1A	5.5 miles
Heathrow Cargo Terminal	7 miles
Central London	15 miles

Source: Google Maps



### TERMS

Available on new full repairing and insuring leases. Flexible terms may be considered. Please contact the joint sole agents for further details.

Energy Performance Certificates (EPC) are available online.

### ALL ENQUIRIES

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M4 J2  
0.5 MILES



HEATHROW AIRPORT  
4 MILES



CENTRAL LONDON  
8 MILES



NORTH CIRCULAR  
1.8 MILES

# WEST CROSS

INDUSTRIAL PARK



HIGH SPEED FIBRE NETWORK  
UP TO 69 MB (Source: uSwitch)



ON-SITE AMENITIES  
GYM / FOOD OUTLET



SECURE LOCATION  
24/7 ESTATE SECURITY



INDICATIVE IMAGE



## TO LET

A HIGHLY PROMINENT WAREHOUSE 33,127 SQ FT (3,078 SQ M)

UNIT 1 • WEST CROSS WAY • BRENTFORD • TW8 9DE

## WAREHOUSE

- 3 canopied electric roller shutter doors
- 5.84m clear height rising to 7.15 at the apex
- Attractive full height glazing to front elevation

## OFFICES

- Fully fitted first floor offices
- WC facilities
- Flexible undercroft for office, welfare, trade counter accommodation

## EXTERNAL

- Generous rear loading apron
- 24/7 estate security
- A secure compound for 14 cars
- 21 Allocated car parking spaces to the front
- Nearby gym, café and retail
- Other occupiers include Howdens, K&N, Virgin, Bathrooms Direct, HSS, Plumb Center and Berry BMW

## LEASE

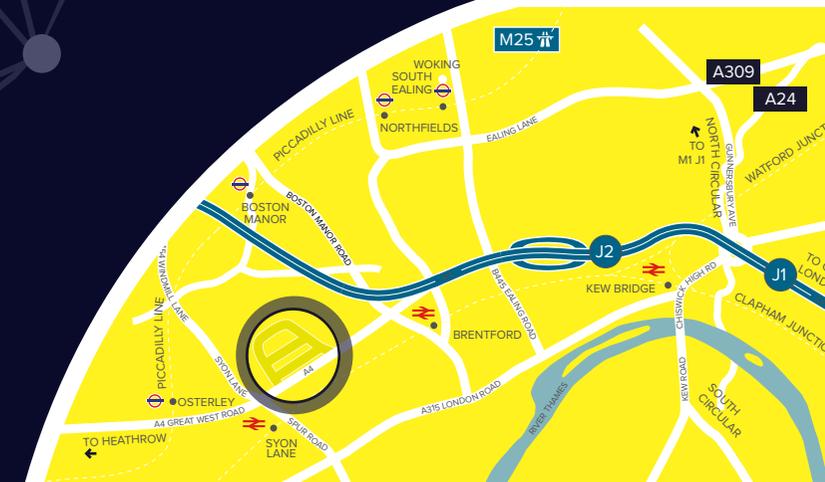
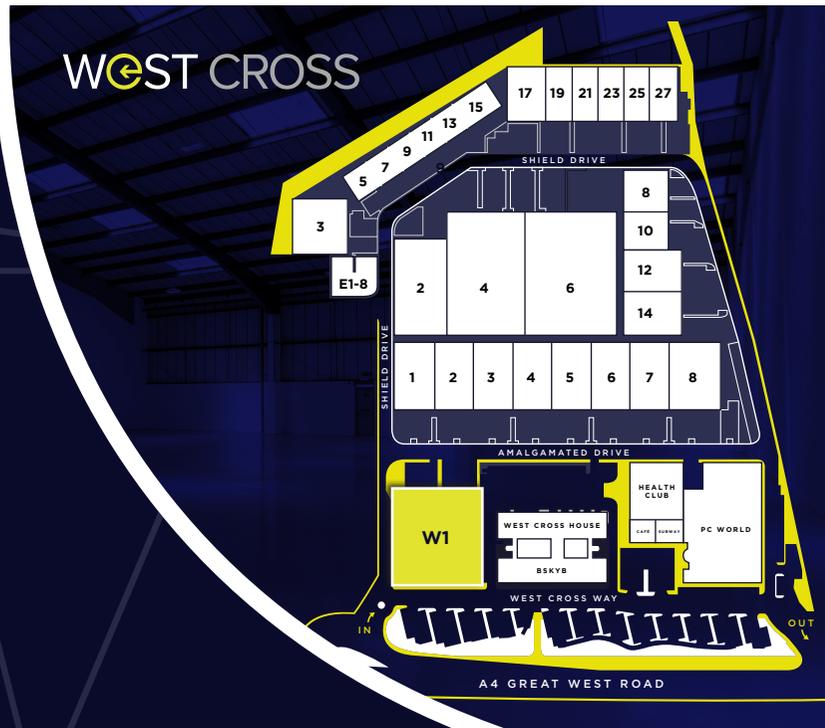
Unit 1 West Cross Way on a new full repairing and insuring lease on terms to be agreed.

**RENT** On application.

## BUSINESS RATES

The property is assessed for business rates with a rateable value of £277,500 and is described as "warehouse and premises".

**EPC** F - 104



## ACCOMMODATION

<b>WAREHOUSE, WELFARE AND UNDERCROFT</b>	30,760 SQ FT	( 2,858 SQ M)
<b>FIRST FLOOR OFFICES</b>	2,367 SQ FT	(220 SQ M)
<b>TOTAL</b>	<b>33,127 SQ FT</b>	<b>(3,078 SQ M)</b>

Floor area measured on approx. GEA

## DESCRIPTION

West Cross Industrial Park is a multi-let, secure, well managed estate offering occupiers the opportunity to locate within a thriving business community fronting the A4 Great West Road, mid-way between Central London and Heathrow.

## LOCATION

Brentford is located approximately eight miles west of London and one mile west of the ever-popular Chiswick. West Cross Industrial Park directly fronts the A4 and is 0.5 miles from Junction 2 of the M4. The industrial park also provides easy access to public transport via Syon Lane station (national rail) 0.3 miles to the south as well as Boston Manor and Osterley stations (Piccadilly line) which are 1.4 miles away.



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