

SEGRO  
PARK  
**HAYES**

WEST LONDON

NORTH HYDE GARDENS  
HAYES UB3 4QR

WEST  
LONDON  
**LOGIC**

NEW BUILD UNITS TO LET : 24,565 - 97,600 SQ FT  
DISTRIBUTION / LOGISTICS / DATA CENTRE USES

**SEGRO**  
100 YEARS OF THE  
EXTRAORDINARY

# 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 Crossrail services 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

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

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

First Floor Offices  
3,145 sq ft (292 sq m)

Warehouse  
21,420 sq ft (1,990 sq m)

**Total**  
**24,565 sq ft (2,282 sq m)**

**Specifics**  
12m clear internal height  
2 dock level loading doors  
2 level access loading doors

### UNIT 4

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

Units 2 and 3 can be combined to create a total 59,115 sq ft (5,492 sq m).  
(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

Sustainability  
Target of  
**31%**  
in line with the **LONDON  
PLAN**

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)

DATA CENTRE CAPABILITY  
Unit 1 is particularly suitable for Data Centre usage, with 7MVA immediately available.

UNIT 2  
24,565 sq ft (2,282 sq m)

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

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

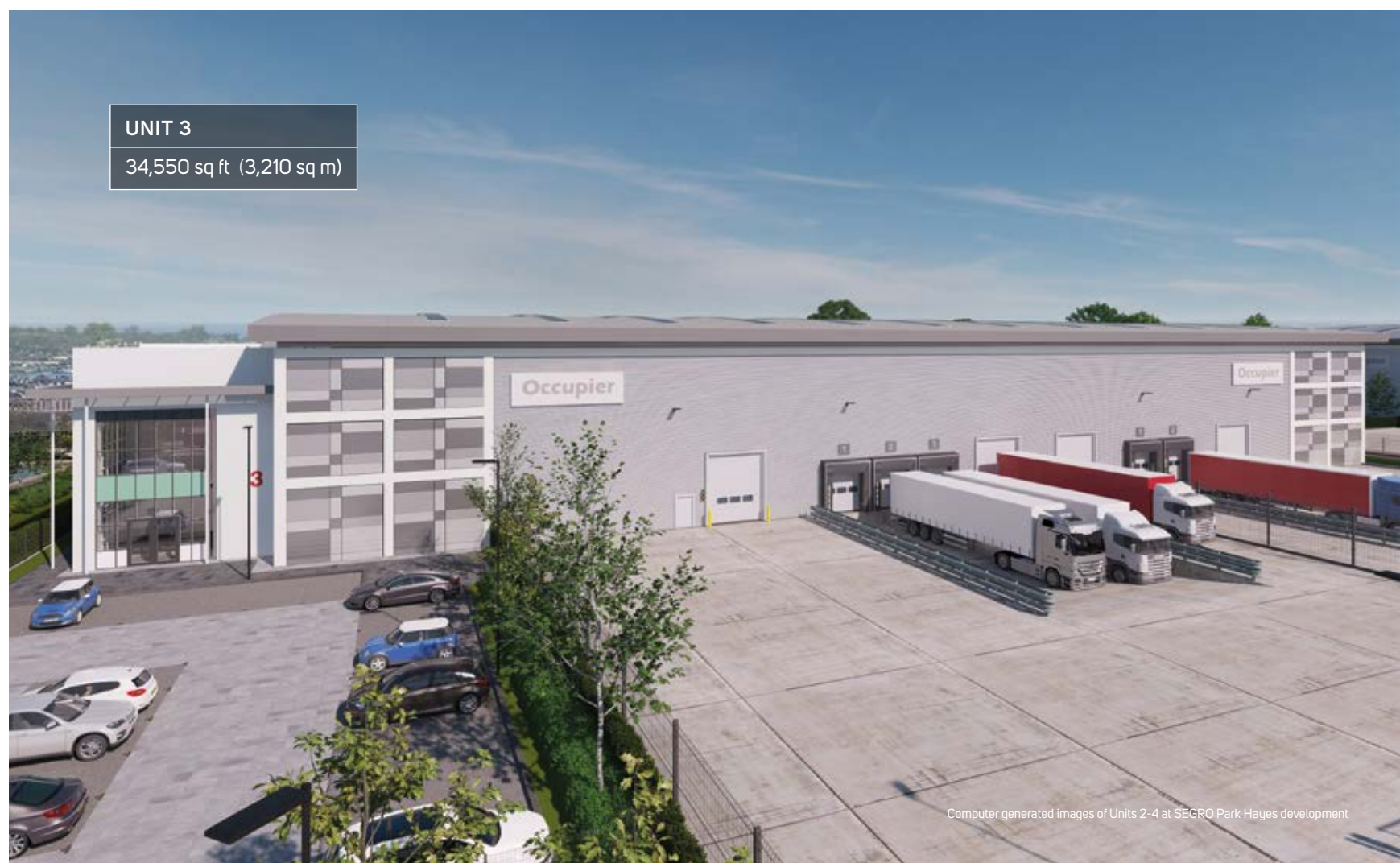
UNIT 4  
97,600 sq ft (9,067 sq m)



UNIT 2  
24,565 sq ft (2,282 sq m)



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



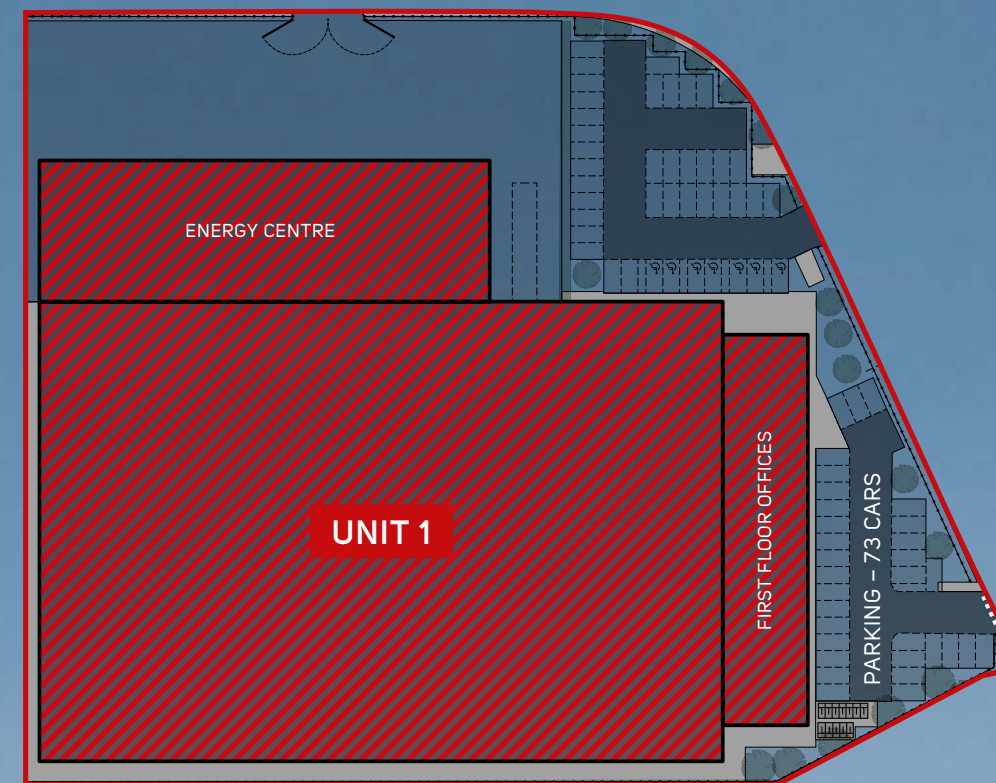
# PURPOSELY BUILT PURPOSELY DIFFERENT

As the UK's leading data centre developer, SEGRO is responding to the demands of the Digital Age by accommodating the growing demand for data storage.

With 7MVA immediately available, excellent connectivity and a securely gated environment with 24/7 access, Unit 1 at SEGRO Park Hayes offers an unrivalled data centre opportunity in the heart of West London.

With power already in place, this is an opportunity that not only makes sound business sense, but makes total data sense too.

**UNIT 1**  
82,950 sq ft (7,706 sq m)



Alternate site layout for data centre use

Planning Granted For  
**DATA**  
CENTRE USE IN UNIT 1

Multiple  
**FIBRE**  
PROVIDERS  
Available On-site

**Secure  
Gated  
YARDS**

**LOW  
RISK**  
LOCATION

**7MVA**  
Immediately  
Available

# LOGICAL WEST LONDON LOCATION

Situated less than a three minute drive from major motorways and only nine minutes from Heathrow Airport, the UK's largest airport, it couldn't be easier to target your key markets.

Fewer miles, fewer minutes. Fact!

3.7 miles

**A40**

(Western Avenue)

4.5 miles

**M25**

(J15/4b)

0.6 miles

**M4**

(J3)

3.2 miles

**Heathrow  
Airport**



**10%**

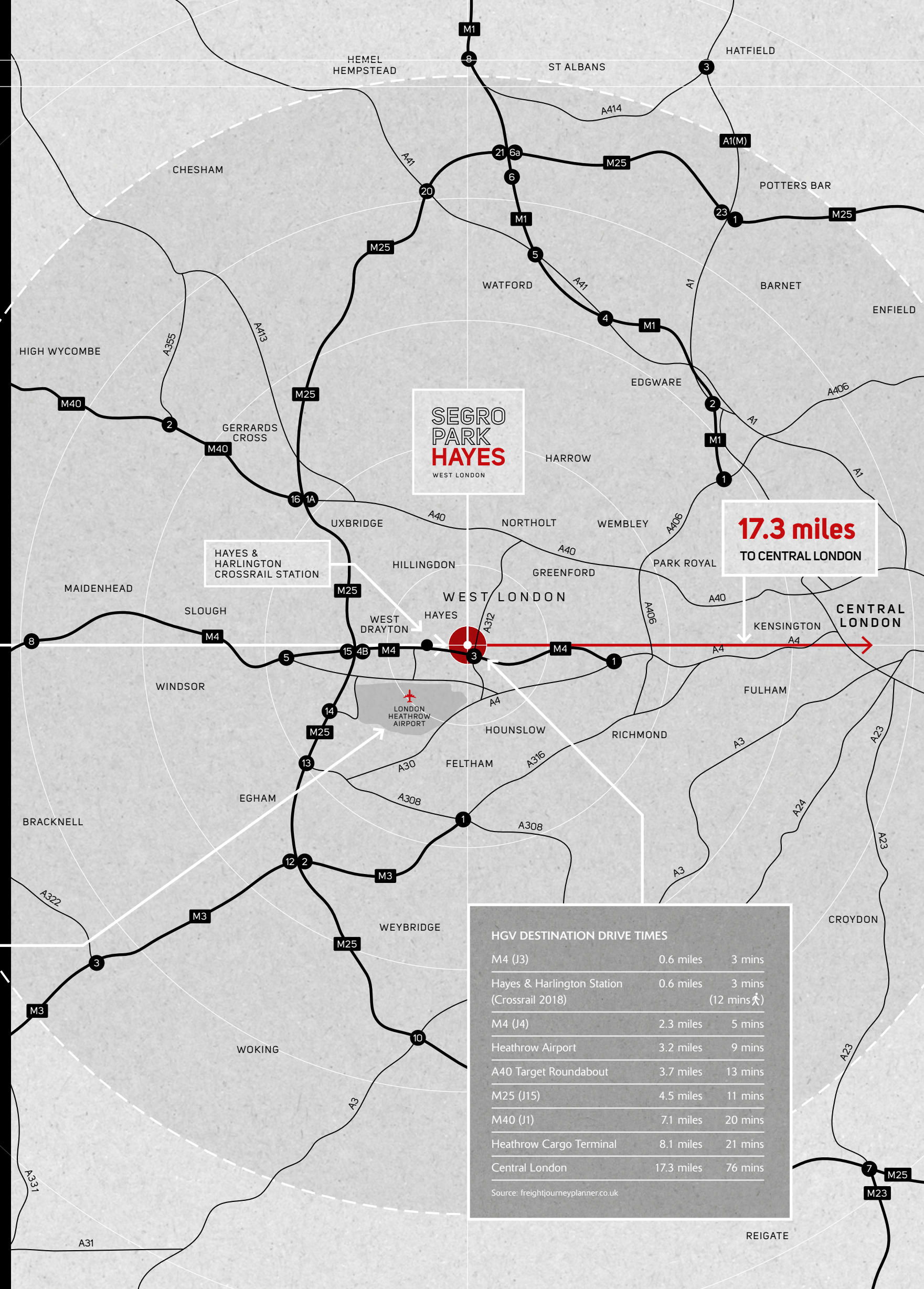
Increase in London's  
train capacity when  
Crossrail launches  
Autumn 2021

Source: [propertypartner.co](http://propertypartner.co)



**£211bn**

Heathrow expansion  
will create up to  
£211bn in growth



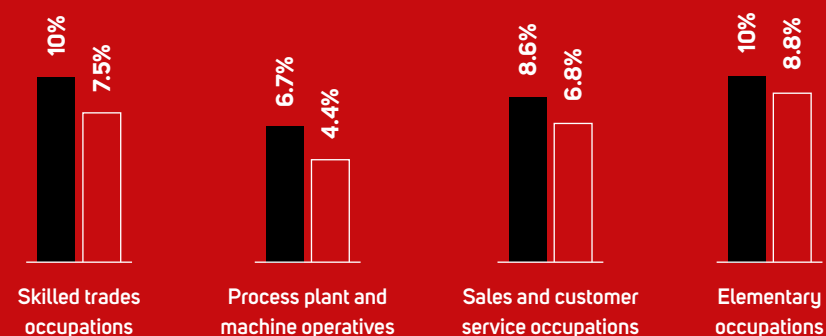
# OFFERING THE BEST AMENITIES IN THE WEST

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.

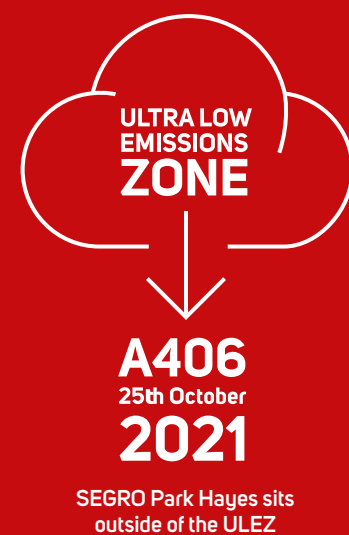
## Labour Support

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

Source: Google Maps

## Immediate amenities



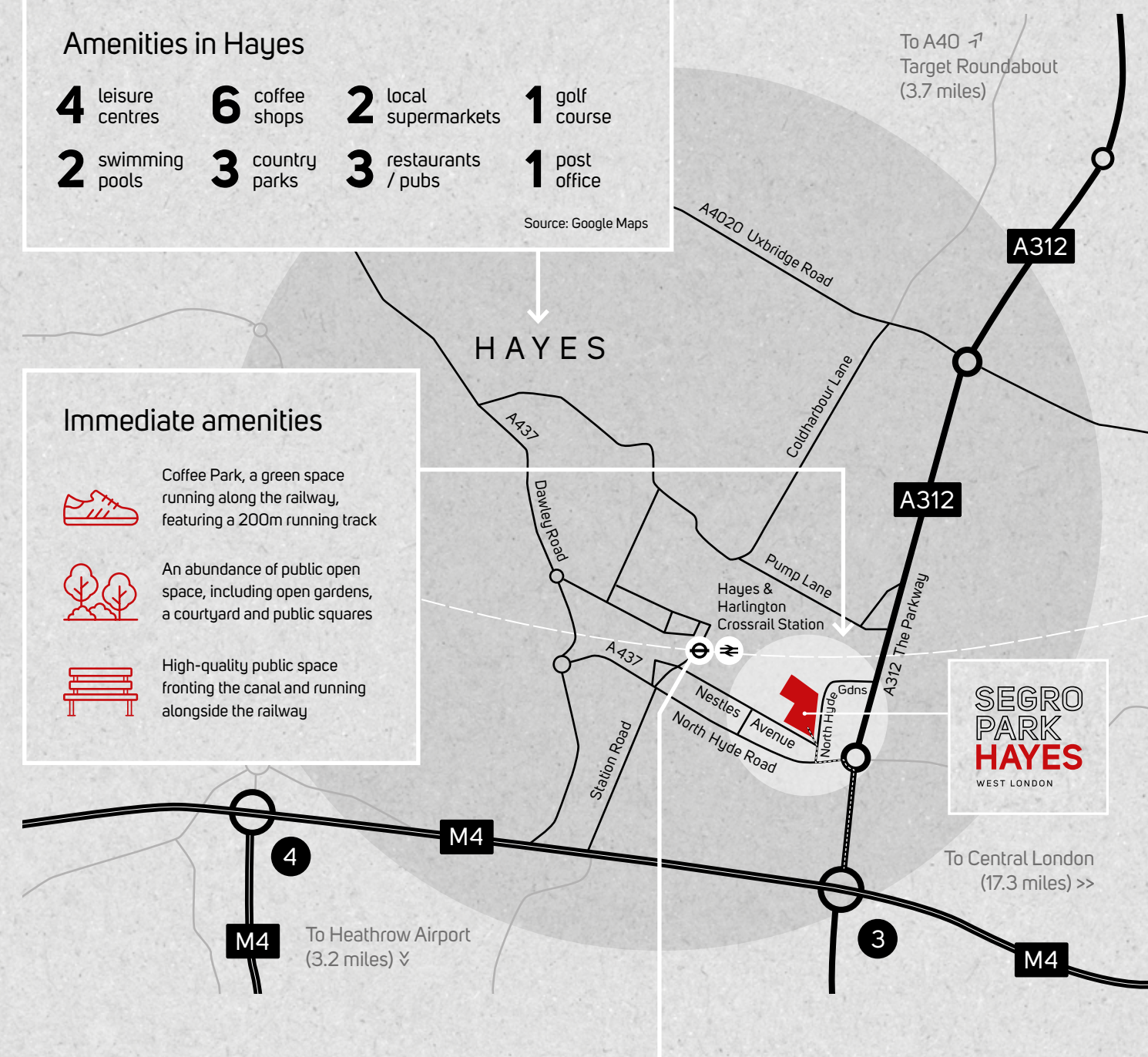
Coffee Park, a green space running along the railway, featuring a 200m running track



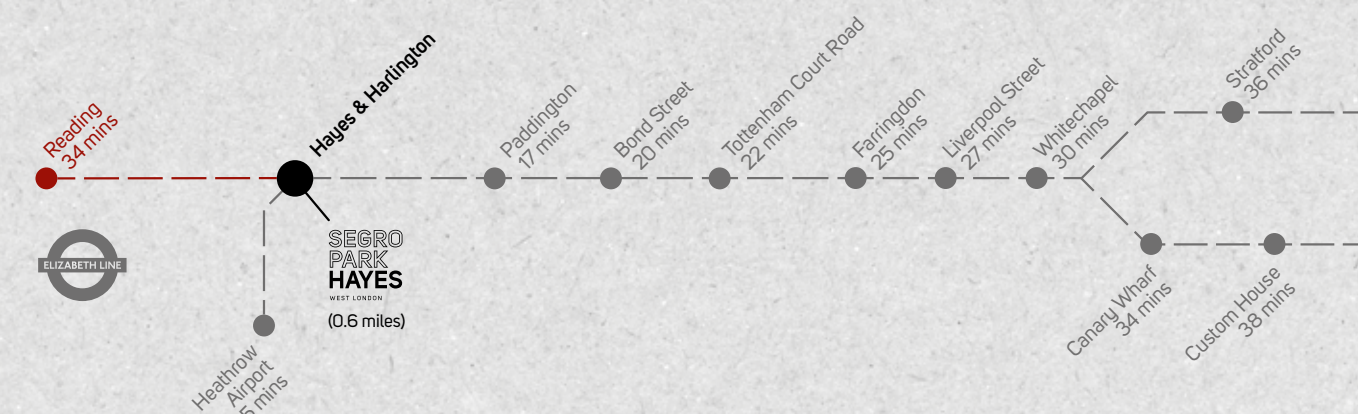
An abundance of public open space, including open gardens, a courtyard and public squares



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



## Crossrail (Autumn 2021)



Source: crossrail.co.uk

# DEVELOPMENT COMPLETED BY **EARLY 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 the last 98 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, 2017)

## About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index. It is a leading owner, manager and developer of modern warehouses and light industrial property with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £12.2 billion.

Its assets are positioned strategically at locations in the UK across London and the South-East and Midlands regions, while in Continental Europe it has developments in France, Germany, Italy, Poland, Spain, The Netherlands and the Czech Republic.

See [SEGRO.com](https://www.segro.com) for further information.

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HAYES UB3 4QR

For more information, please contact the joint agents:



**Bridget Outtrim**  
07788 188870  
bouttrim@savills.com

**John Madocks Wright**  
07807 999635  
jmwright@savills.com



**Gus Haslam**  
07885 596877  
gus.haslam@knightfrank.com

**James Maskey**  
07770 013152  
james.maskey@knightfrank.com



**Akhtar Alibhai**  
07909 684801  
akhtar.alibhai@colliers.com

**Len Rosso**  
07831 436096  
len.rosso@colliers.com

**SEGRO.com/parkhayes**

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