

**RECORD
STORE**

**THE OLD
VINYL FACTORY**

RECORD STORE



OFFICE SPACE, REMASTERED

Once the place where EMI mastered ground breaking albums by The Beatles and The Rolling Stones, this landmark art deco building designed by Wallis, Gilbert and Partners has been remastered into 84,705 sq ft of high-end office space.

With its stunning flat iron facade, the revived building is both striking and impressive.

This is office space, remastered.

WORKSPACE. REIMAGINED.

The Record Store's vast, open-plan factory floors have been reinvented by award winning architects Allford Hall Monaghan Morris (AHMM). Each of the six storeys with flexible floorplates of up to 15,000 sq ft, offer floor to ceiling heights of over 3.5 metres. The building also benefits from extensive natural light with views across The Old Vinyl Factory and Heathrow.



THE RECORD STORE RECEPTION



5TH FLOOR WITH ATRIUM FEATURE

DESIGN FEATURES

- Air displacement ventilation via 300mm floor void
- High quality exposed ceiling mounted Fan Coil units
- Suspended LED light fittings
- 3.76m raised floor to finished ceiling achieving a clear height of 2.86m
- 1 no. 13 passenger lift
- 1 no. 13 person fire-fighting lift
- 1 no. 21 person / 1600kg passenger / goods lift
- 10 unisex superloo toilets on each typical floor
- 2 accessible toilets on each typical floor
- 2 accessible showers with lockers and drying cupboard on each typical floor
- Secure storage for 87 bicycles
- Car parking space - 200 spaces. (1 space per 425sq ft)
- BREEAM rating ‘very good’
- Occupancy rate 1:10 sq m

AREA SCHEDULE (NIA)

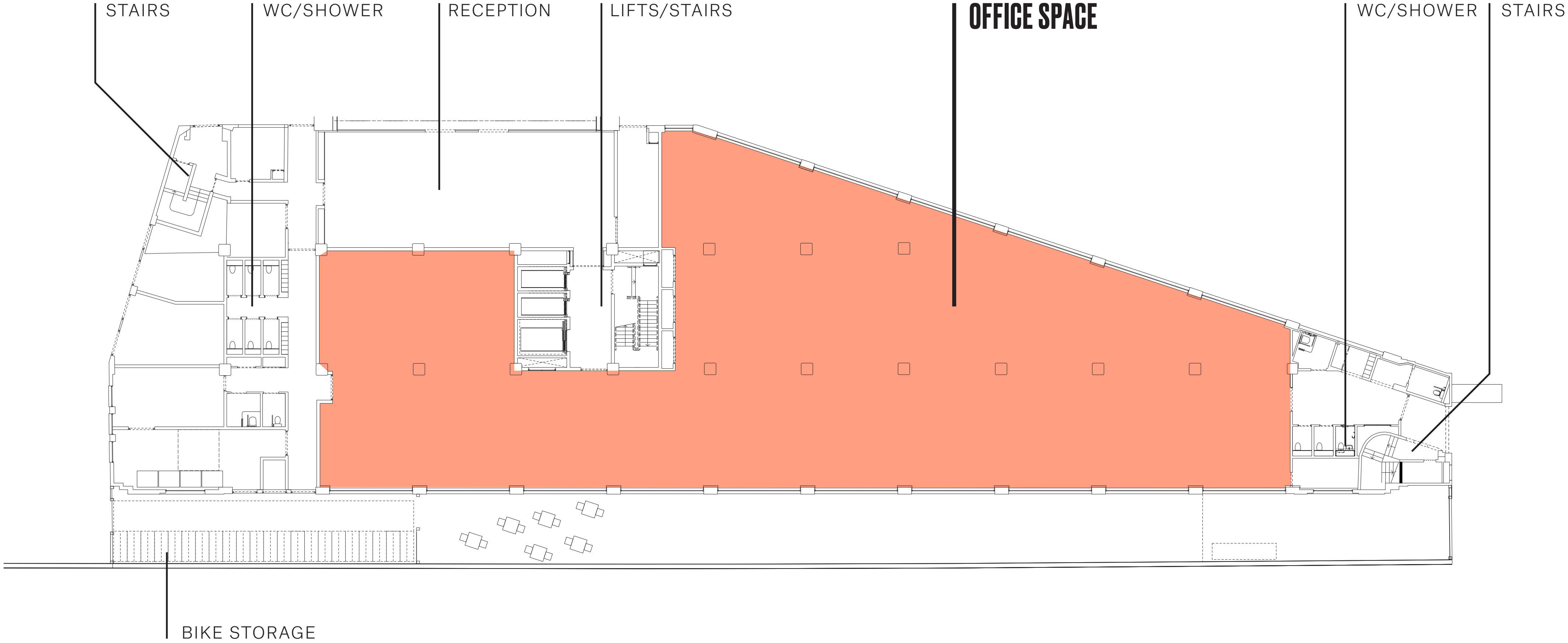
FLOOR	AVAILABILITY (SQ FT)	AVAILABILITY (SQ M)
5	14,557	1,352
4	14,581	1,355
3	14,509	1,348
2	14,383	1,336
1	14,482	1,345
G LET	10,614	986
RECEPTION	1,579	147
TOTAL	84,705	7,869

GROUND FLOOR

AVAILABLE SPACE:

OFFICE SPACE – 10,614 sq ft (986 sqm)

RECEPTION – 1,579 sq ft (147 sqm)

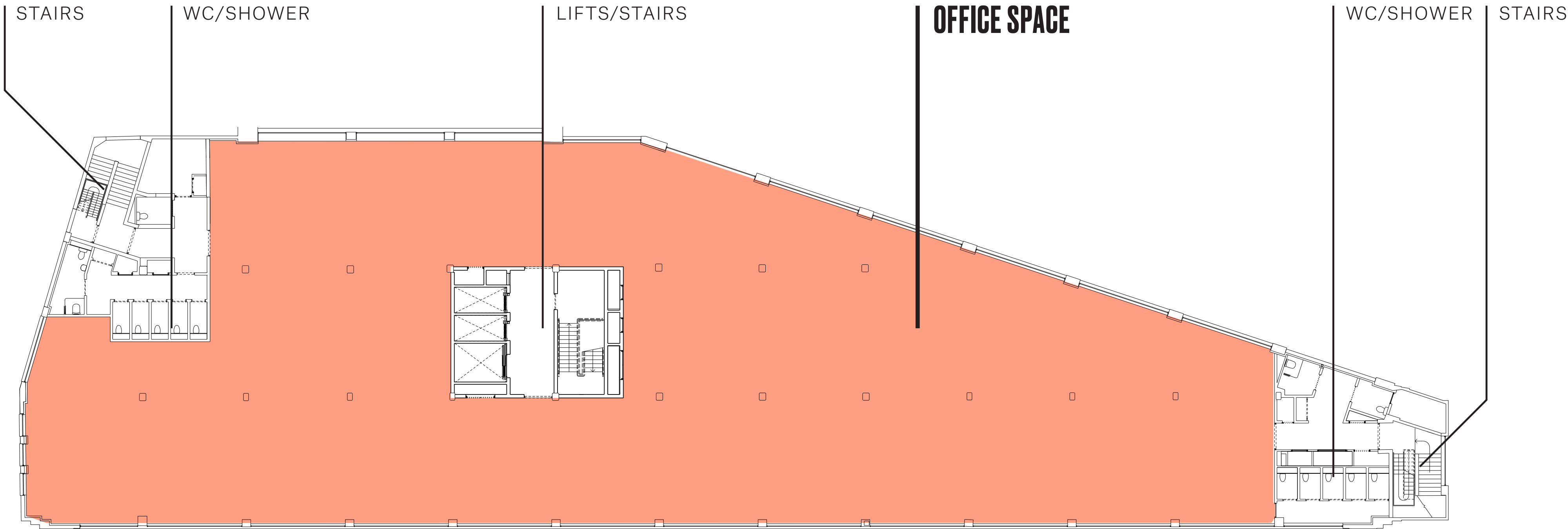


FLOORS: 1, 2,3 & 4

AVAILABLE SPACE:

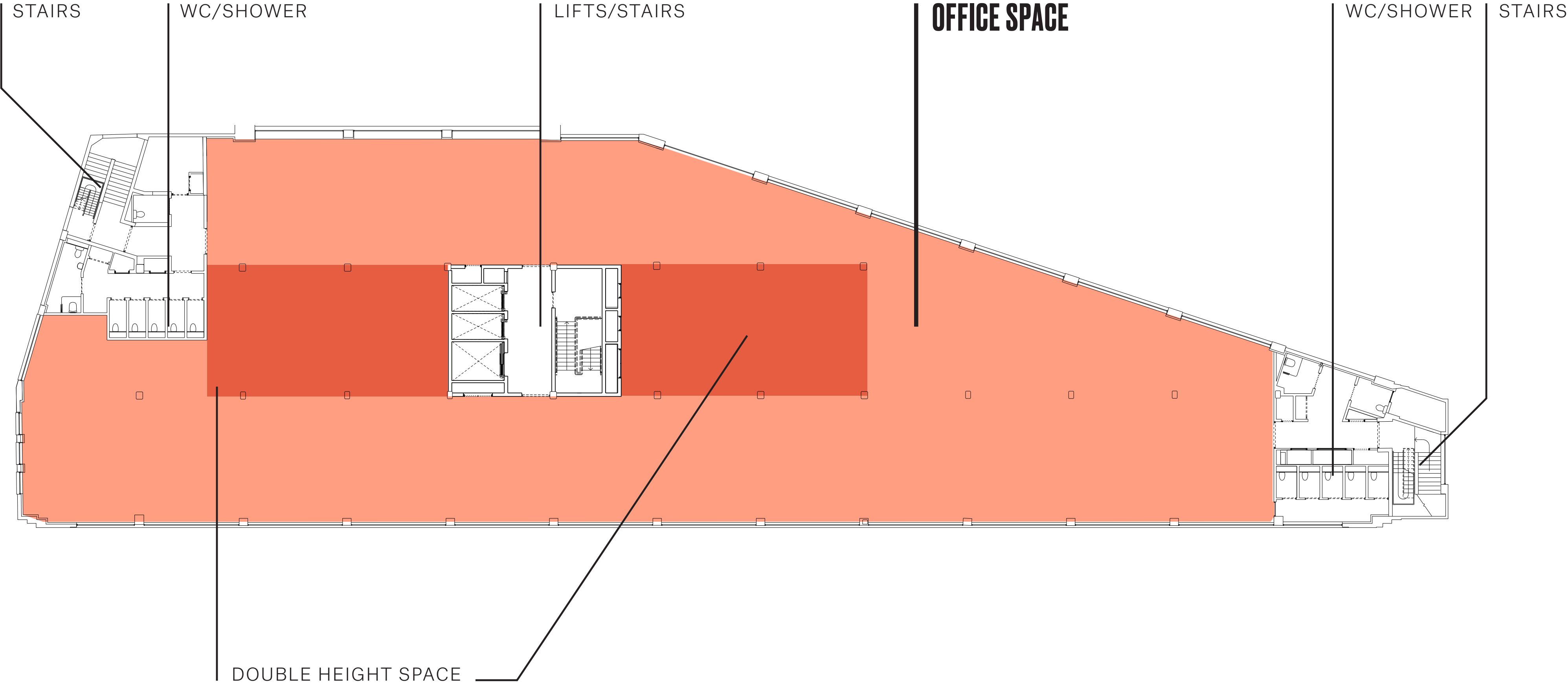
From 14,383 sq ft (1,336 sqm)

to 14,581 sq ft (1,355 sqm)



FLOORS: 5

AVAILABLE SPACE:
14,557 sq ft (1,352 sqm)

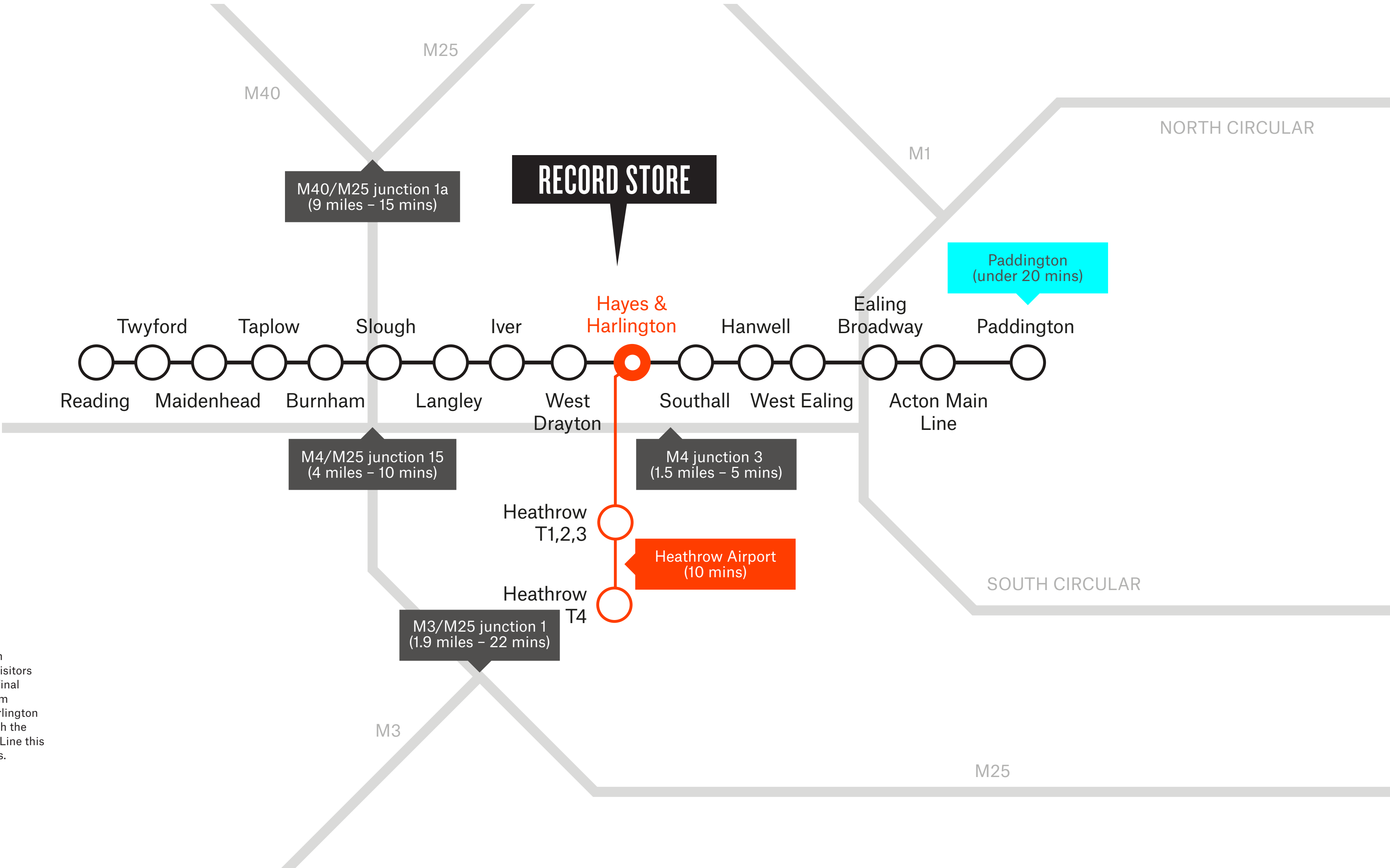




**A
LOCATION,
UNRIVALLED**

TRANSPORT LINKS

The Record Store is one of the best connected locations in West London. The Old Vinyl Factory is located on Blyth Road in Hayes, UB3 1HA, it is approximately 14 miles west of central London. Heathrow Airport is only 4 miles to the south and junction 3 of the M4 is 1.5 miles away. Hayes and Harlington Railway Station is a 7 minute walk from The Old Vinyl Factory and provides rail services to Reading (40 minutes), London Paddington (under 20 minutes) and into the Heathrow Terminals (12 minutes).



BY TRAIN

The Old Vinyl Factory is 200 metres from Hayes & Harlington Station, with trains to London Paddington taking under 20 minutes. When the new Elizabeth Line (Crossrail) services begin here in 2019, Hayes will be connected to Tottenham Court Road (22 minutes) and Canary Wharf (25 minutes).

BY CAR

The Old Vinyl Factory is on the M4 (Junction 3), and a 10-minute drive from the M25, connecting the site to Heathrow, Reading, Bristol and the South East. It is also a short distance from Uxbridge Road and the M40, which takes you to Oxford.

BY AIR

Just four miles away from Heathrow, international visitors can sail through to their final destination. The train from Heathrow to Hayes & Harlington takes 10 minutes, but with the opening of the Elizabeth Line this will shrink to five minutes.

TRANSPORT LINKS: ELIZABETH LINE (CROSSRAIL) COMING 2019



**THE OLD
VINYL FACTORY**

**WHERE
HISTORY
~~WAS~~ IS
MADE**

MUSIC BOX

Multi-storey car park plus retail

COMPLETE

VENEER BUILDING

80 residential units plus restaurants and retail

COMPLETE 2021

GLOBAL ACADEMY

A University/Technical College specialising in the broadcast and digital media industry with 800 students

COMPLETE

ASSEMBLY BUILDINGS

180 residential units plus restaurants and retail

COMPLETE 2020

POWERHOUSE

Live music venue, energy centre plus cafe

UNDER CONSTRUCTION
COMPLETE 2018

PRESSING PLANT

Boutique cinema and restaurant

COMPLETE 2019

HAYES TOWN CENTRE

HAYES AND HARLINGTON STATION

THE BOILER HOUSE

54 residential units plus retail

COMPLETE

VENEER STORE

Multi-storey car park plus retail

SHIPPING BUILDING

Office space fully let

COMPLETE

CABINET BUILDING

230,000 sq ft office space

RECORD STORE

84,000 sq ft office space

COMPLETE

MATERIAL STORE

189 residential units plus leisure

COMPLETE

MACHINE STORE

80 residential units plus restaurants and retail

COMPLETE

THE GATEFOLD

133 residential plus commercial

COMPLETE

HYDE PARK HAYES

STOCKLEY PARK

MADE IN HAYES

On every Beatles LP, the words 'Hayes, Middlesex, England' are emblazoned across the back. As the headquarters of EMI, the crown jewel of the British record industry, it was here that the band's records were mastered, pressed and packaged. At its peak, the Hayes complex employed 22,000 people. Not only did the company manufacture records here, but it also made television sets and early computers too, largely thanks to its in-house engineering geniuses. The revolution wasn't just a musical one, but there was no doubt it was made in Hayes.

FORMER EMPLOYEES ON BLYTH ROAD

YOU'RE IN GOOD COMPANY

Next door to the Record Store
is the Shipping Building which
is already fully let and home to:

**SONOS
SITA
CHAMP CARGOSYSTEMS
GO DADDY EMEA
HEG
SKY-FUTURES
KINGSTON SMITH
CENTRAL RESEARCH LABORATORY**

NEIGHBOURHOOD REIMAGINED



THIS IS OFFICE SPACE, REMASTERED

DEVELOPER



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