

PROLOGIS PARK DAWLEY ROAD

**DC1**

VINYL PLACE |  
HAYES | UB3 1DA

AVAILABLE NOW  
2,837 SQ FT (263 SQ M) | TO LET





## THINK OPERATIONS

DC1 is a modern, sustainable facility, designed with the operational needs of your business in mind. The unit benefits from roadside prominence, detached secure yard and 6m eaves height.



## ACCOMMODATION SCHEDULE

Warehouse 2,837 sq ft (263 sq m)  
Approximate floor areas (GEA)

## SPECIFICATION

-  Detached self contained unit
-  Private yard
-  FM2 category floor 35kN/m<sup>2</sup>
-  Electrically operated level access loading door
-  Triple skinned roof lights
-  6m clear height to underside of haunch
-  Electric vehicle charging points
-  Secure fenced industrial park



## GET CONNECTED

At Prologis we make more than buildings, we make places where businesses can grow and employees can thrive. Prologis Dawley Road is part of a growing and vibrant business community in West London and with excellent links to air, road and rail transport, Dawley Road offers the perfect location for both your staff and your business.

### LOCAL AREA

The Park is well-served by local bus routes and trains making it easier for your staff to get to and from work. What's more the quality of the buildings, Park environment and local amenities will also aid staff retention by helping to make your business a great place to work.

- Hayes & Harlington Station is only 10 minutes walk and as part of the new Crossrail line will provide direct services to Bond Street in 20 minutes.
- 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.



**“ I NEEDED AN INDUSTRIAL UNIT IN THE RIGHT LOCATION TO GET PEOPLE TO AND FROM WORK AND PRODUCTS OUT TO CUSTOMERS ACROSS THE UK ”**

David Danil, Managing Director, Levantine



When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.



**"I pride myself on providing the very best customer service and derive real pleasure from watching our customers' businesses grow and thrive on our Parks. Our customers know that they can rely on our dedicated, award-winning team to add value to the relationship and deliver much appreciated continuity"**

**Stuart Davies**  
Real Estate & Customer Experience Lead, VP



### ALL ENQUIRIES



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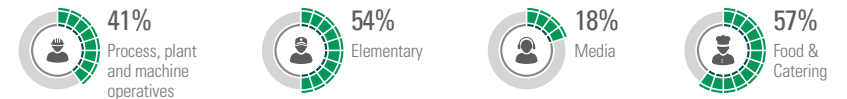
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### CONNECTIONS

Hayes & Harlington Station (Crossrail 2019)	0.8 miles	M25 J15	3.9 miles
M4 J3	2.2 miles	A40 Target Roundabout	4.5 miles
M4 J4	2.4 miles	M40 J1A	5.5 miles
Heathrow Airport	3.1 miles	Heathrow Cargo Terminal	7 miles
Source: Google Maps		Central London	15 miles

### 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.



Source: Colliers Intl Census Report