

IMPACT PARK

New High Quality Warehouse Buildings

Available for Occupation – Q1 2020

76,350 sq ft and 104,830 sq ft

West London

HIGH QUALITY DEVELOPMENT OF TWO WAREHOUSE BUILDINGS

- Established Industrial Location
- Adjacent to A312 Parkway
- 3 miles from Heathrow Airport
- Car and Lorry Electric Charging Points
- Two Storey Offices
- Up to 50m Yard Depth
- Generous Parking Provision
- 3MVA Power Available



Computer Generated Image

STRATEGIC LOCATION

Impact Park is located adjacent to the A312 Parkway, the main spine road linking Hayes with Junction 3 of the M4 Motorway to the south.

The estate benefits from a prominent and strategic location in West London in very close proximity to Heathrow Airport, the main commercial centre and economic focus of the area. Heathrow Airport is amongst the busiest transport nodes in the world. Hayes is a very well connected location having fast access to the A4020 Uxbridge Road, the M4 and M25 Motorways.

Hayes & Harlington station is just five minutes away where Crossrail will operate from December 2019, with up to ten Elizabeth Line services an hour. Operating from a brand new station with five expanded platforms and step-free access, these services will bring passengers to Heathrow in just five minutes, or through to central London in as little as 25 minutes.

M4 (Junction 3) 0.8 miles

A4 2.0 miles

M25 (Junction 15) 4.8 miles

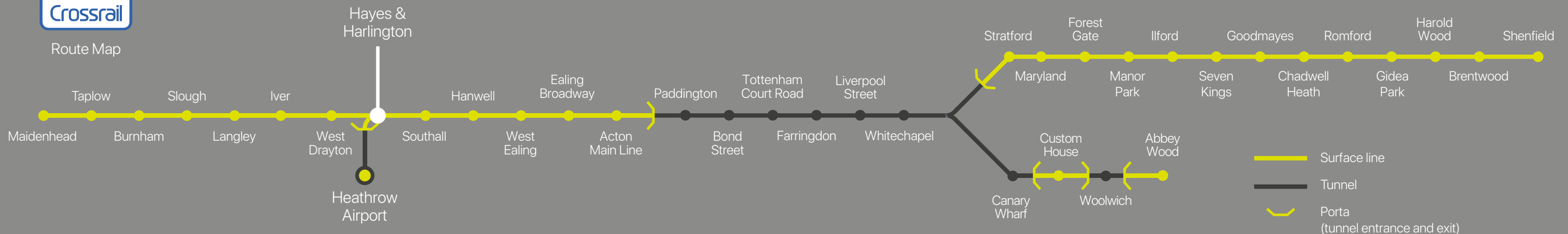
Hayes & Harlington Station 1.5 miles

Heathrow Airport 3.6 miles

Gatwick Airport 40.9 miles



Route Map





Computer Generated Image

BUILT FOR QUALITY



Dock & Level
Loading Door Access



Clear Height
of 12m



Floor Loading
50 kN/m²



Two Storey Office
Accommodation



Self-contained
with Service Yard



EPC
Rating A



HGV, Car &
Cycle Provisions



Electric Vehicle
Charging Points

SPACE FOR BUSINESS

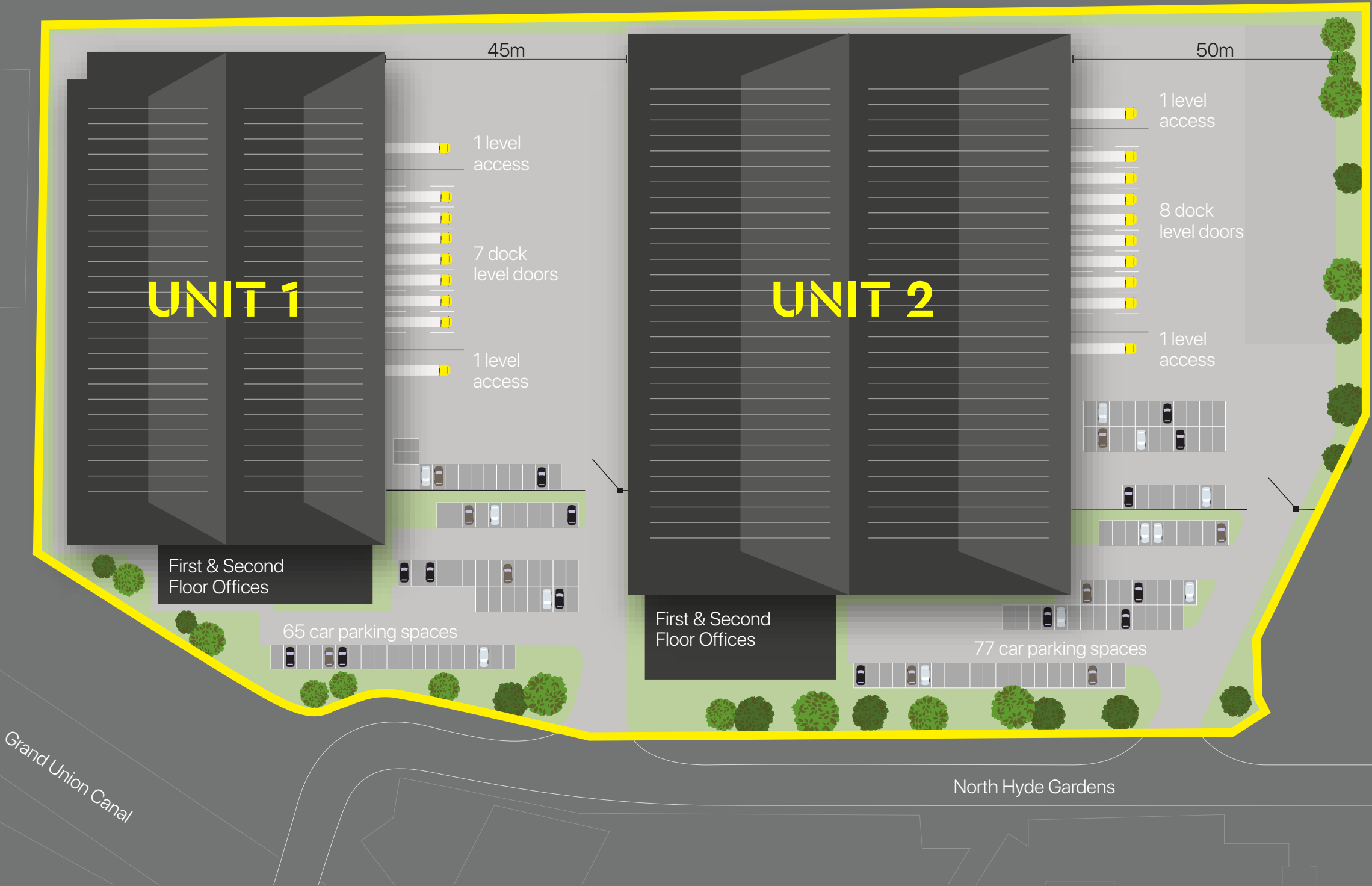
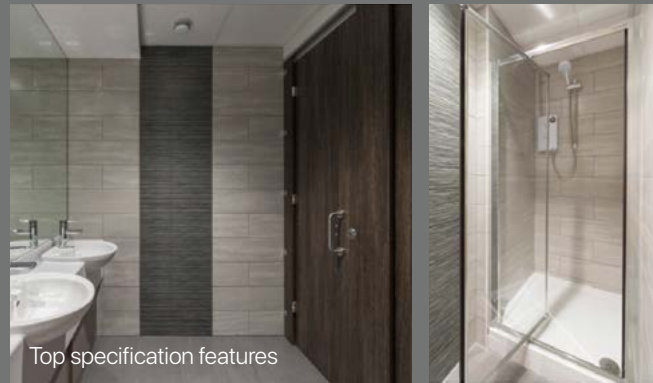
Accommodation

UNIT 1	sq ft	sq m
Warehouse	66,850	6,211
1st Floor Office	4,750	442
2nd Floor Office	4,750	442
Total	76,350	7,095

Planning for B1c, B2 and B8 uses

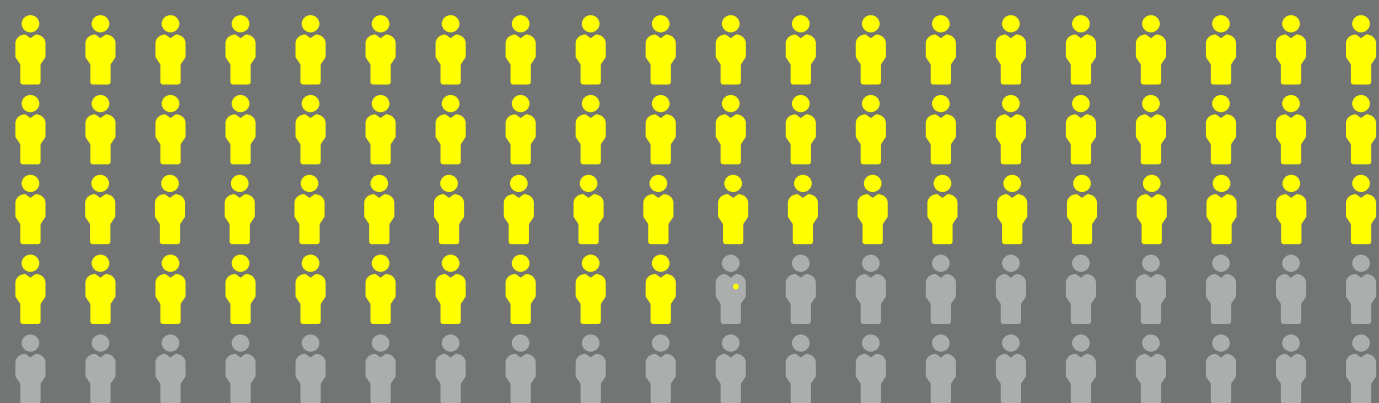
UNIT 2	sq ft	sq m
Warehouse	87,110	8,093
1st Floor Office	8,860	824
2nd Floor Office	8,860	824
Total	104,830	9,741

Planning for B1c, B2 and B8 uses



READILY AVAILABLE LABOUR FORCE

Professional Employment Pool



70.1%

In Hayes & Harlington, 70.1% of residents of working age are economically active.

Catchment

20 MILLION

There are 20 million people within a 90 minute drive, with 30% of the West London workforce are qualified to degree level or equivalent.

Skilled & Relevant Workforce

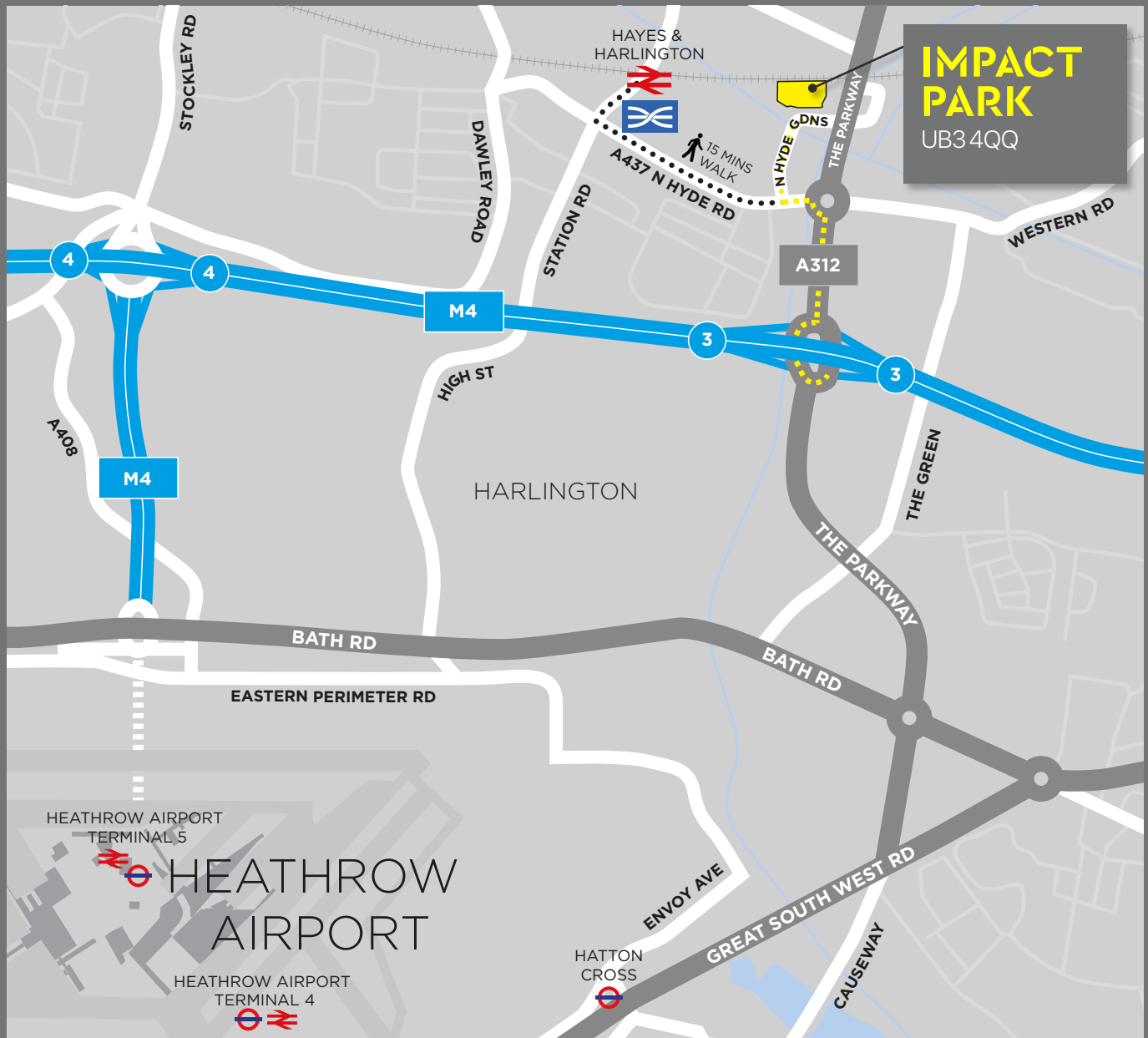
The local population has a large, skilled local labour supply, with a higher percentage of people employed in trade occupations than across London.



Unemployment

Unemployment is currently at 9.5%, in comparison to the Great Britain rate of 4.4%, showing a readily available source of labour.

9.5%



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