

PROLOGIS PARK DAWLEY ROAD

DC2

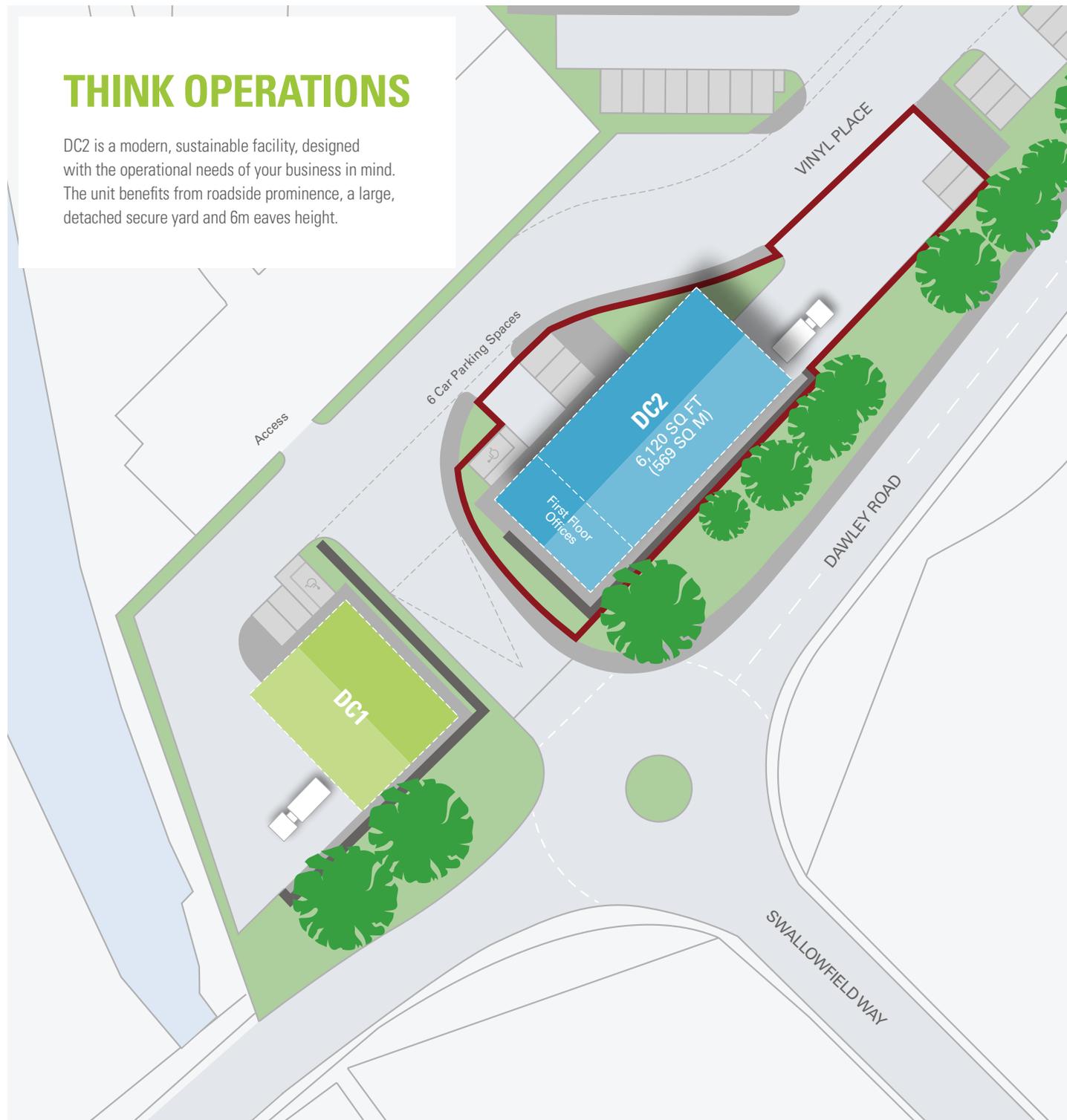
VINYL PLACE | HAYES | UB3 1DA

AVAILABLE NOW
6,120 SQ FT (569 SQ M)
TO LET



THINK OPERATIONS

DC2 is a modern, sustainable facility, designed with the operational needs of your business in mind. The unit benefits from roadside prominence, a large, detached secure yard and 6m eaves height.



ACCOMMODATION SCHEDULE

Warehouse	5,100 sq ft	(474 sq m)
First Floor Offices	1,020 sq ft	(95 sq m)
Total	6,120 sq ft	(569 sq m)

Approximate floor areas (GEA)

SPECIFICATION

-  Detached self contained unit
-  Private yard
-  FM2 category floor 35kN/m²
-  Electrically operated level access loading door
-  Triple skinned roof lights
-  6m clear height to underside of haunch
-  Grade A office accommodation with comfort cooling at first floor
-  Raised floors and kitchenette in the office
-  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 a 10 minute walk, with the Elizabeth line providing direct services to Bond Street in 22 minutes and Reading in 36 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, pubs, restaurants and a neighbouring Country Park.



“ 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

Let us do the heavy lifting



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.

MEET YOUR ESSENTIALS SOLUTIONS MANAGER



“Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!”

Danny Bostock



Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

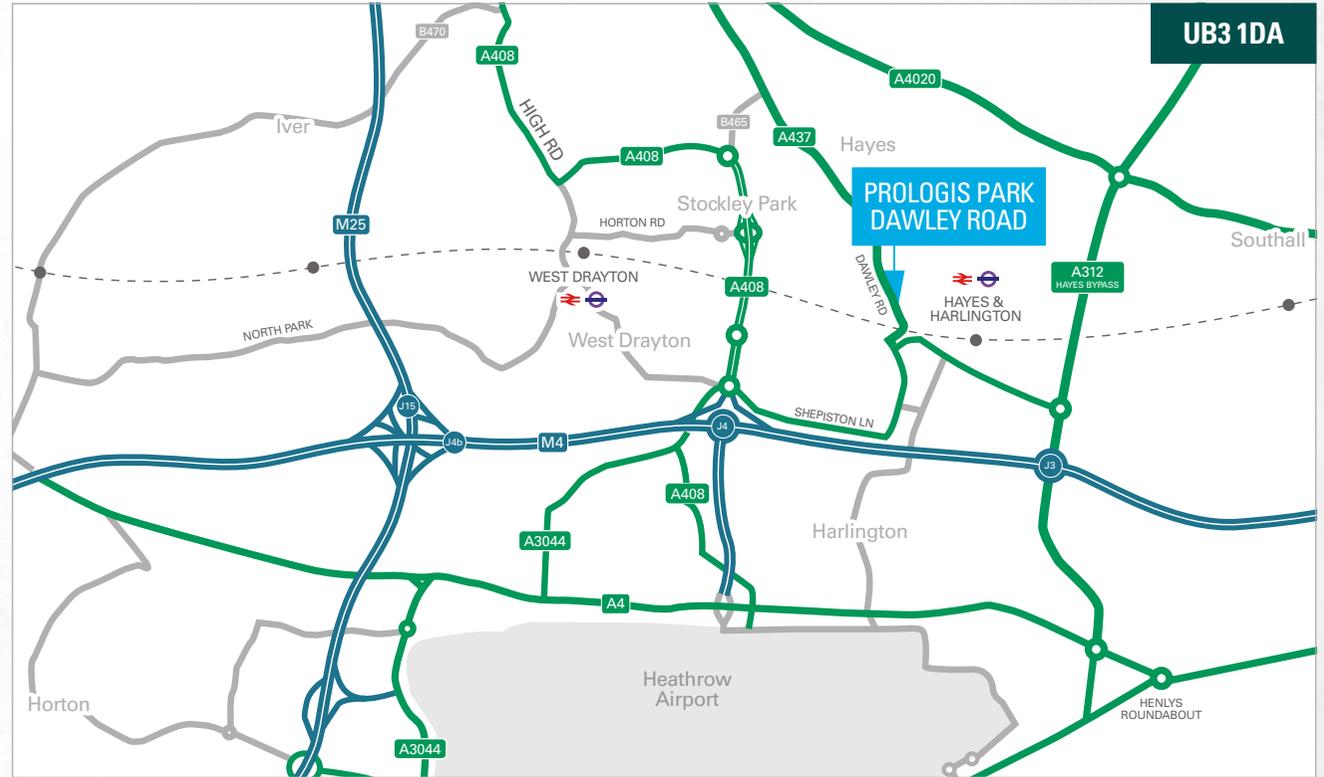
For more information, please visit prologis.co.uk/Essentials

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.



Milena Blair
Real Estate & Customer
Experience Manager

"I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network."



ALL ENQUIRIES



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CONNECTIONS

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

Source: Google Maps

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