



/NDURENT

125 WESTLANDS

MILLINGTON ROAD, HAYES UB3 4AZ
///PENNY.MINT.COMET

PRIME WAREHOUSE UNDER REFURBISHMENT

TO LET: 127,713 SQ FT (11,865 SQ M)



Prime West
London
Location.



Targeting
EPC A+.



Yard Depth
65m.



Warehousing that Works.

High performance space for your business.

Indurent 125 Westlands is currently undergoing a comprehensive refurbishment and will be available for occupation in Q4 2025.

The unit benefits from six dock level loading doors and 10 level access loading doors.

The scheme is located on Millington Road, just off Station Road and is only 0.4 miles from Hayes & Harlington Station.

The Westlands Estate is well located in the heart of West London, and sits immediately north of the M4 motorway (Junction 3). Heathrow Cargo Terminal is located 6 miles to the south.

The estate benefits from good local amenities and excellent transport links via road and rail.



Warehousing that Works.



Aerial plan.

HEATHROW AIRPORT
2.9 MILES

CENTRAL LONDON
17 MILES

M4

125 WESTLANDS

SELCO BUILDER
WAREHOUSE

MILLINGTON ROAD

STATION ROAD

ASDA HAYES SUPERSTORE

YODEL

ELIZABETH LINE

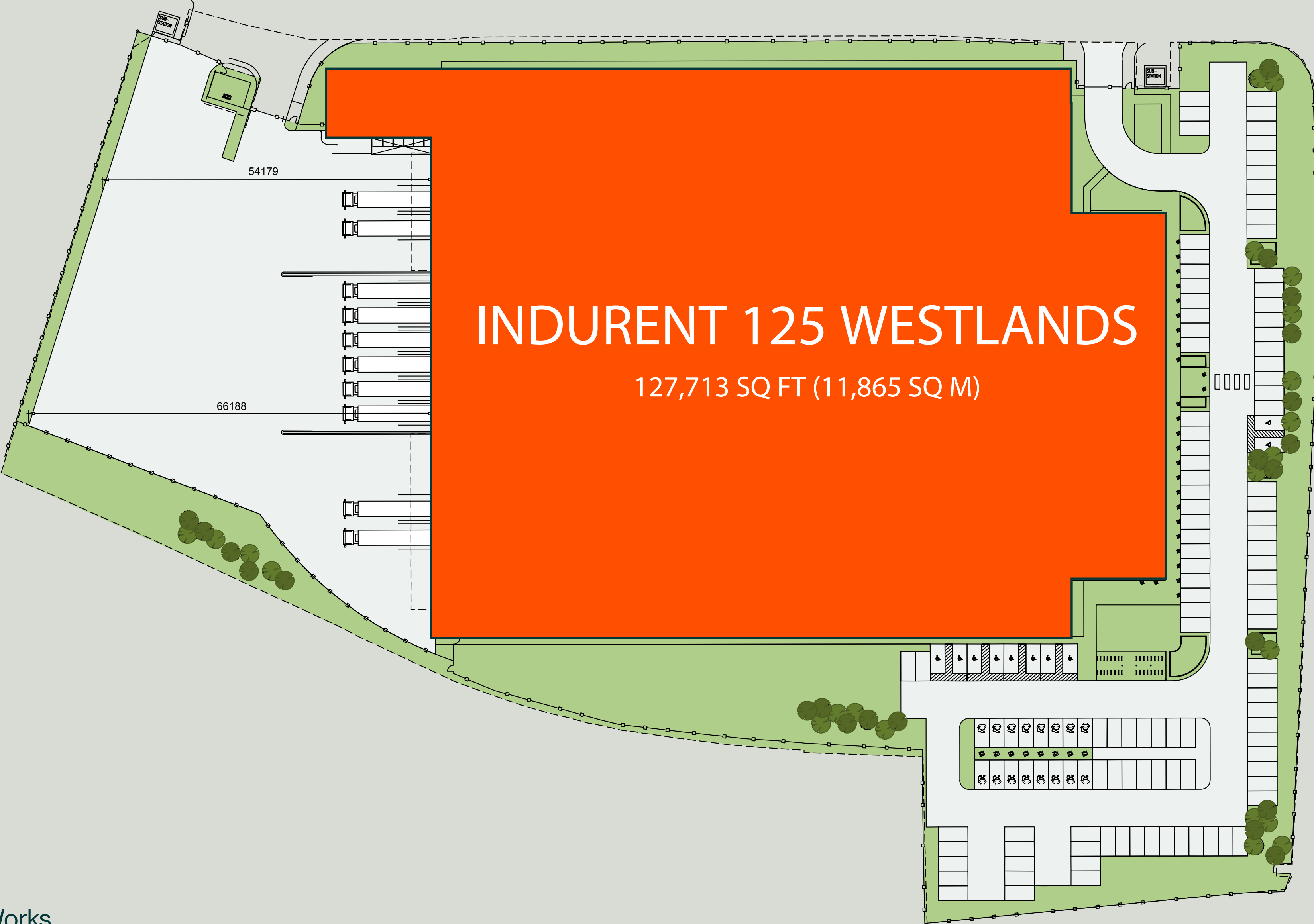
PREMIER INN, HEATHROW

HAYES & HARRINGTON STATION

A437

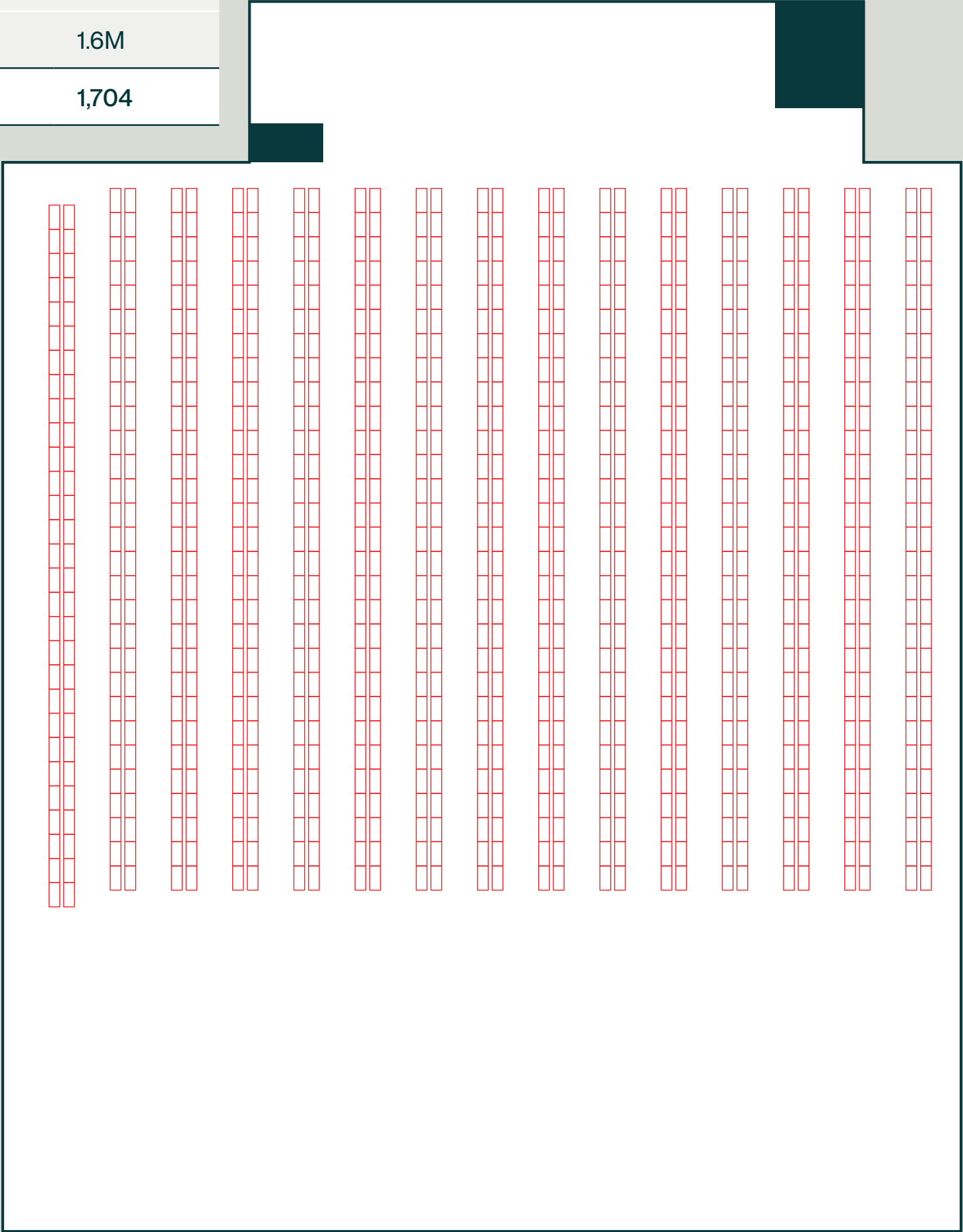


Unit plan.

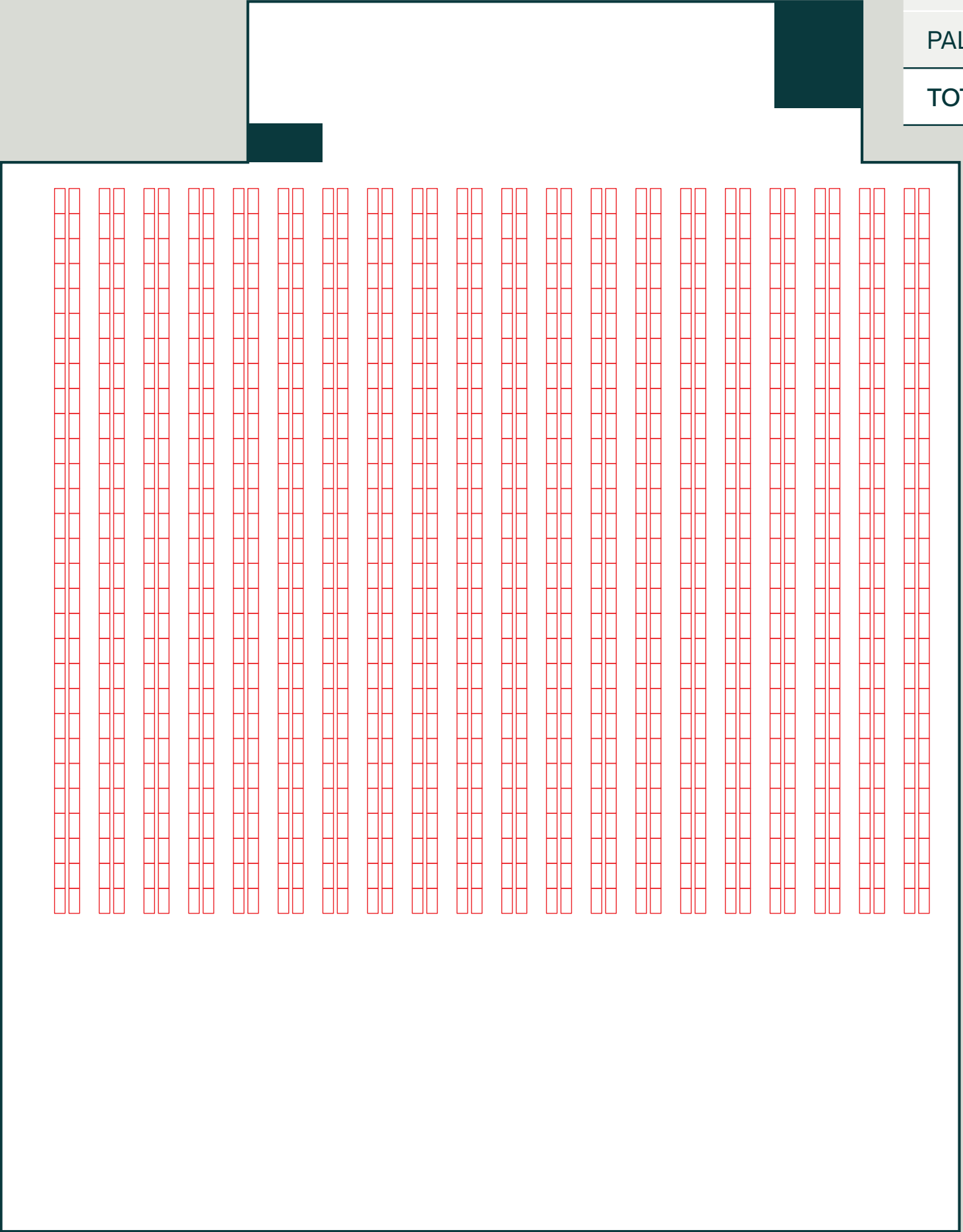


Indurent 125, Westlands indicative racking layout.

WIDE RACKING LAYOUT	
WIDER AISLE RACKING	
PALLET HEIGHT RACKING NUMBERS	1.6M
TOTAL PALLETS	1,704



NARROW RACKING LAYOUT	
WIDER AISLE RACKING	
PALLET HEIGHT RACKING NUMBERS	1.6M
TOTAL PALLETS	18,592



Schedule of accommodation.

	SQ FT	SQ M
WAREHOUSE	110,330 SQ FT	10,250 SQ M
WAREHOUSE & GF OFFICES INC. TRANSPORT	115,249 SQ FT	10,707 SQ M
FF MAIN OFFICE	10,290 SQ FT	956 SQ M
FF TRANSPORT OFFICE	2,174 SQ FT	202 SQ M
TOTAL GEA	127,713 SQ FT	11,865 SQ M
YARD DEPTH	65M	
LEVEL ACCESS LOADING DOORS	10	
DOCK LEVEL DOORS	6	
POWER	Up to 800 kVA	

All floor areas are approximate gross external areas.

WAREHOUSE



10 level access loading doors



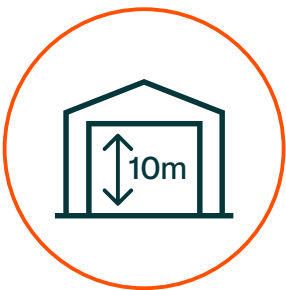
6 dock level loading doors



50 kN/SQ M floor loading



LED lighting throughout



10m eaves height

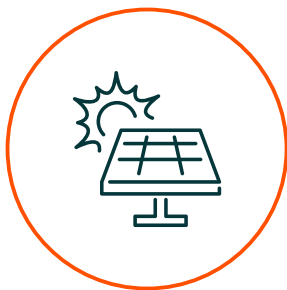
EXTERNAL



Security hut on site



Secure yard extending to c.65m depth



PV panels



147 parking spaces



16 EV charging spaces

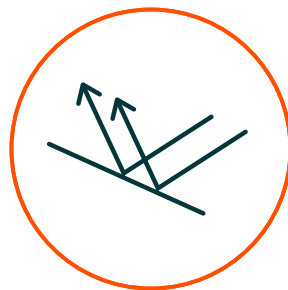
OFFICES



Showers



Remote access meters



Glazed HQ reception



Office accommodation



Warehousing that Works.



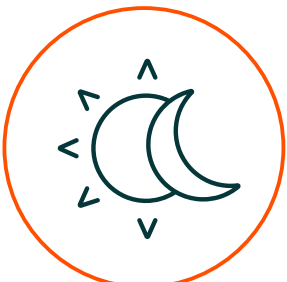
Sustainability.



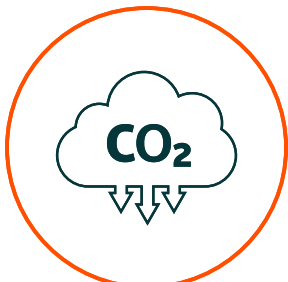
BREEAM UK New Construction 2018 (Shell & Core)
'Excellent' rating



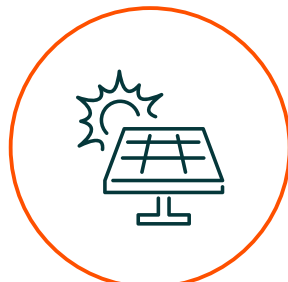
Energy Performance Certificate
EPC A+ rating for excellent energy performance



Natural Light
Optimised use of natural light with 15% roof lights and excellent office visibility



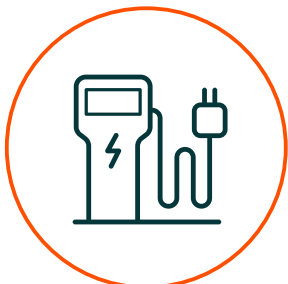
Renewable Technologies
Solar PVs and air source heat pumps provide reduced energy consumption and CO₂ emissions



Solar PV Panels
Panels included as standard, with capability to retrofit further PV subject to tenant's needs



Responsible Sourcing
Assured construction materials with low environmental, economic and social impact



Electric Vehicle Charging
16 charging points provided with provision for to future-proof occupier fleet requirements



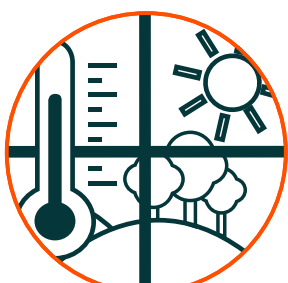
Water Regulation Technologies
Efficient sanitary-ware with low flow rates to reduce water consumption



Sustainable Materials
Reduce energy consumption and environmental impact over the life cycle of the building



Bicycle Spaces
Ample spaces in covered shelters encourages environmental travel



Enhanced Cladding
Delivering superior energy performance to reduce running costs



Energy Metering Technology
Allows occupiers to pro-actively manage their energy consumption



Led Lighting
Enables 75% less energy consumption and 25 times more durability than incandescent lighting



Warehousing that Works.

You're well-connected.



17 MILES
to Central London

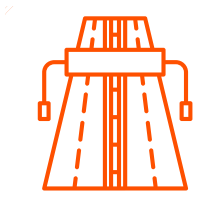


AIRPORTS
London Heathrow 2.9 miles
London Heathrow Cargo 6 miles
London Luton 35.6 miles



ELIZABETH LINE
Hayes & Harlington Station 0.4 miles

Train times (from Hayes & Harlington Station)
Ealing Broadway 9 minutes
Slough 11 minutes
Paddington 16 minutes
Liverpool Street 27 minutes
(From www.nationalrail.co.uk and based on fastest journey times)

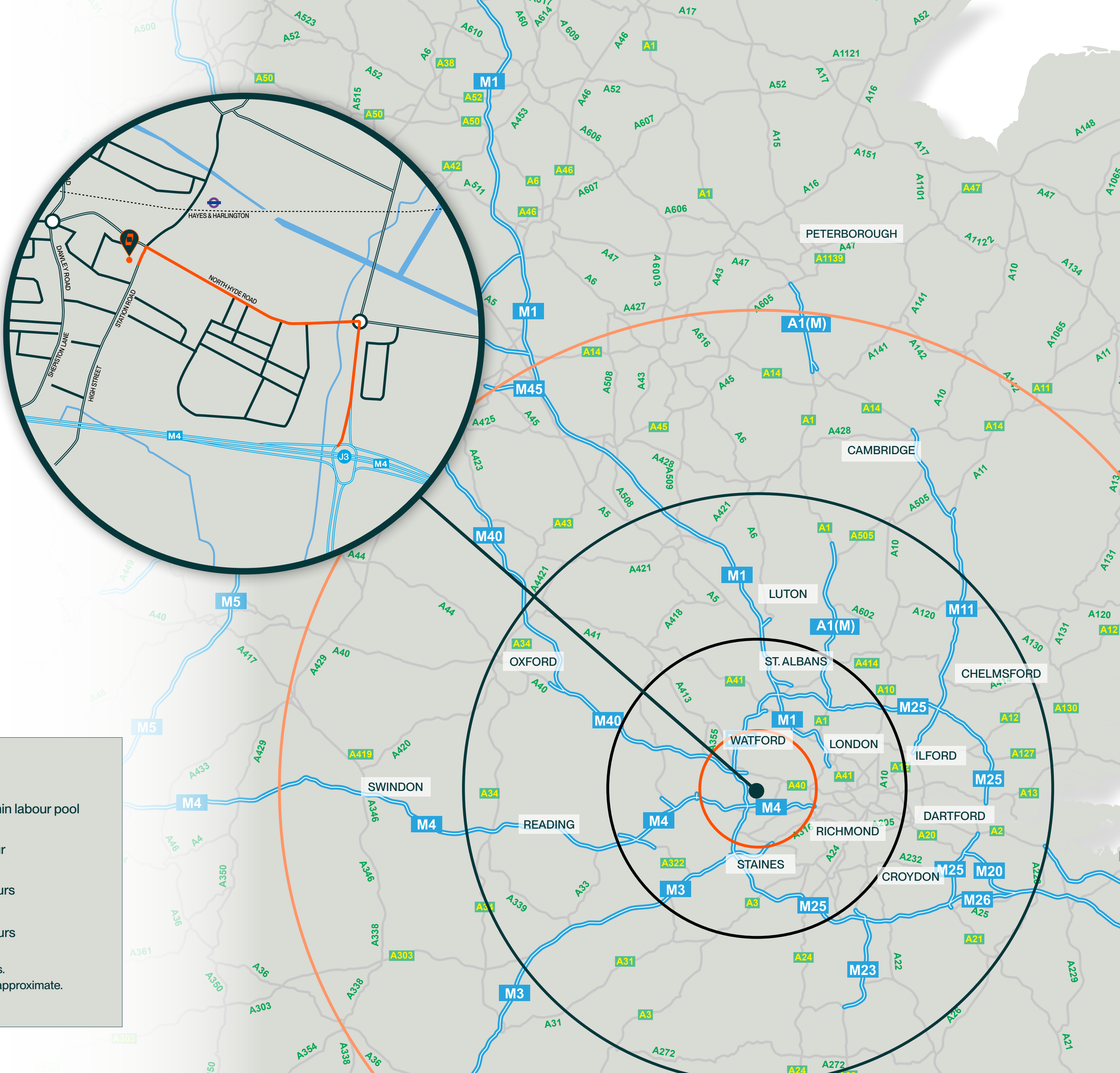


MOTORWAY ACCESS
M4, Junction 3 1.3 miles
M25, Junction 15 4 miles
M40, Junction 1A 12 miles

Drive times

-  Within 30 min labour pool
-  Within 1 hour
-  Within 2 hours
-  Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.





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