



Unbox the best logistics space for your business

Self-Contained EPC A+, BREEAM Outstanding
83,552 sq ft Grade A Building





Boxyard comprises a cutting edge self-contained warehouse unit, situated in the Swallowfield industrial area of Hayes. Boxyard pushes the bar in sustainability, targeting EPC A+ and BREEAM Outstanding. An occupier will benefit from cost savings, amenity areas and exceptional natural light.

Key features include a large 34m yard, 12.5m clearance, EV charging, PV panels, cycle parking, showers and structural mezzanines with passenger lifts.





Specification



Targeting BREEAM Outstanding



Targeting EPC A+ / Net Carbon Zero



Roof glazing



Photovoltaic roof panels



Landscaping and tree planting



EV charging



7 dock level loading doors and 2 level access loading doors



Passenger lifts to all units



Structural mezzanines

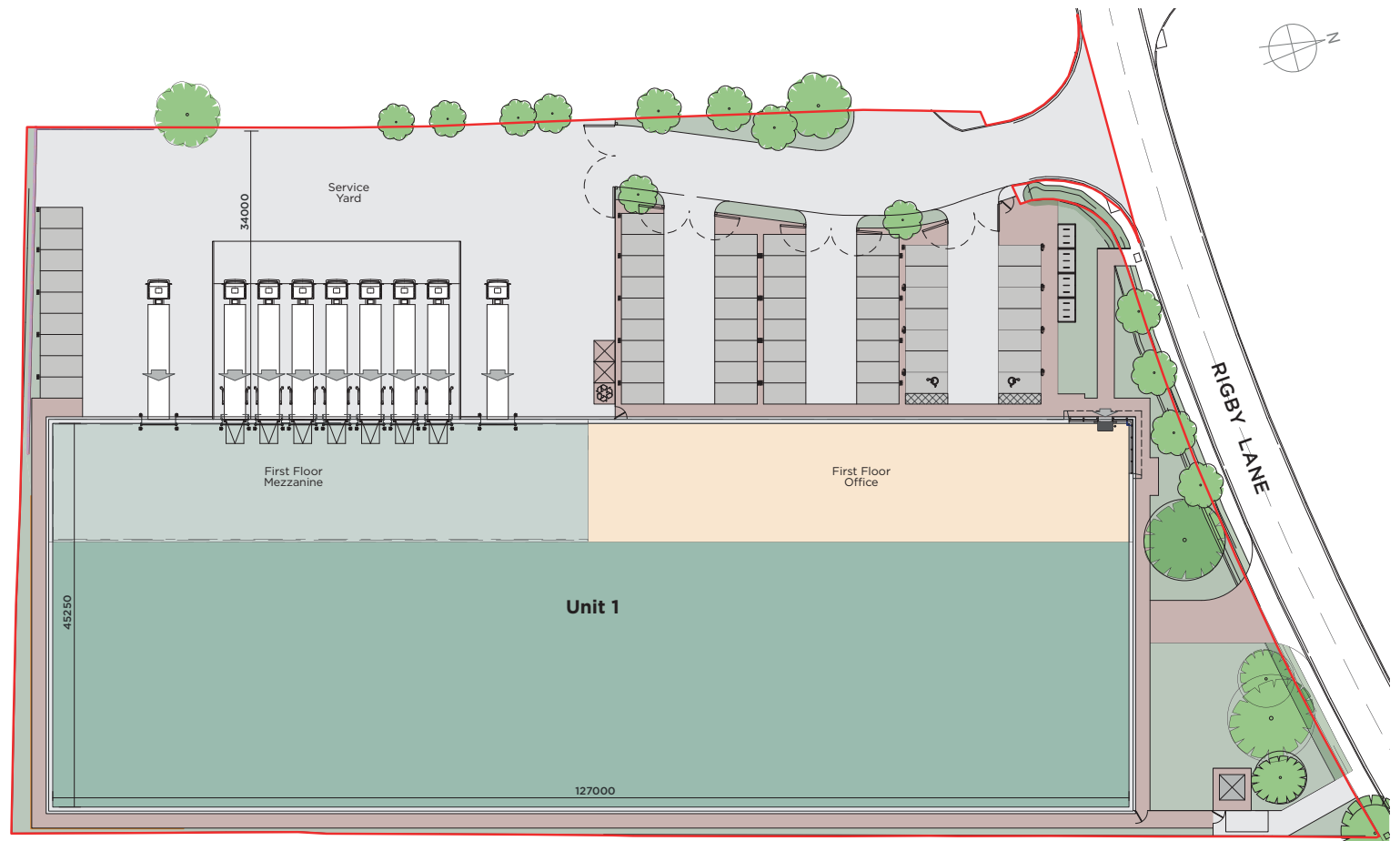


12.5m clearance

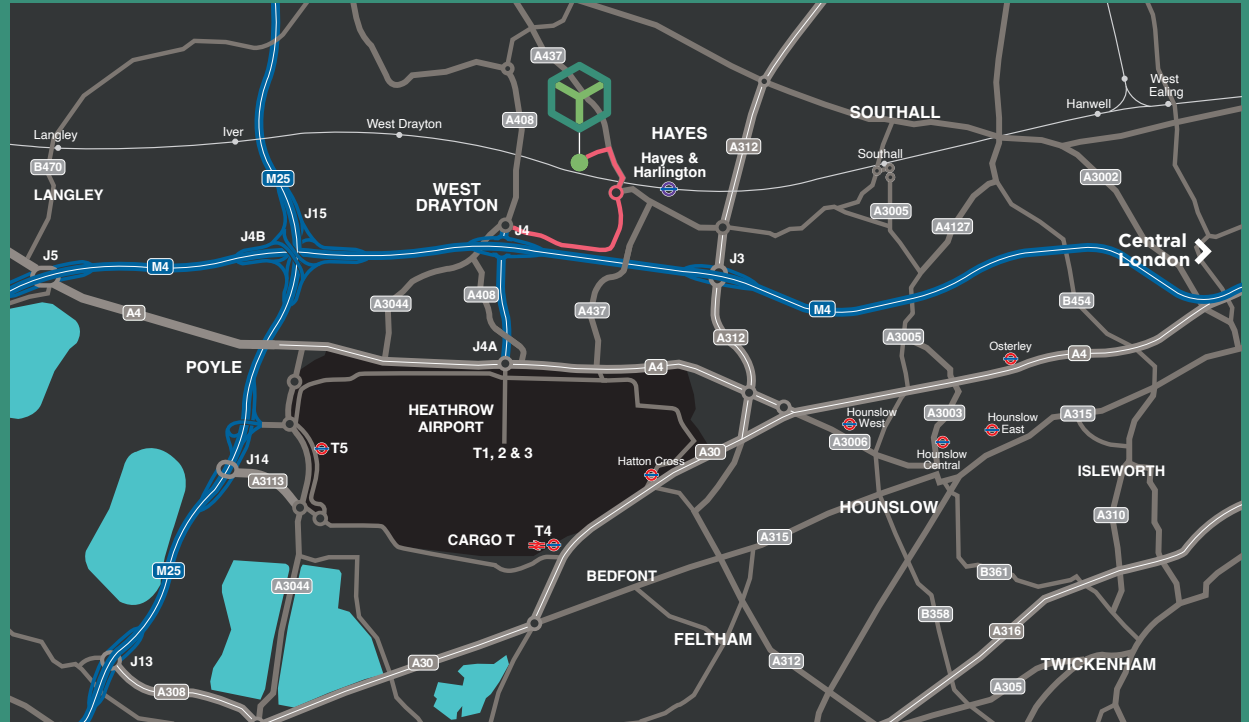
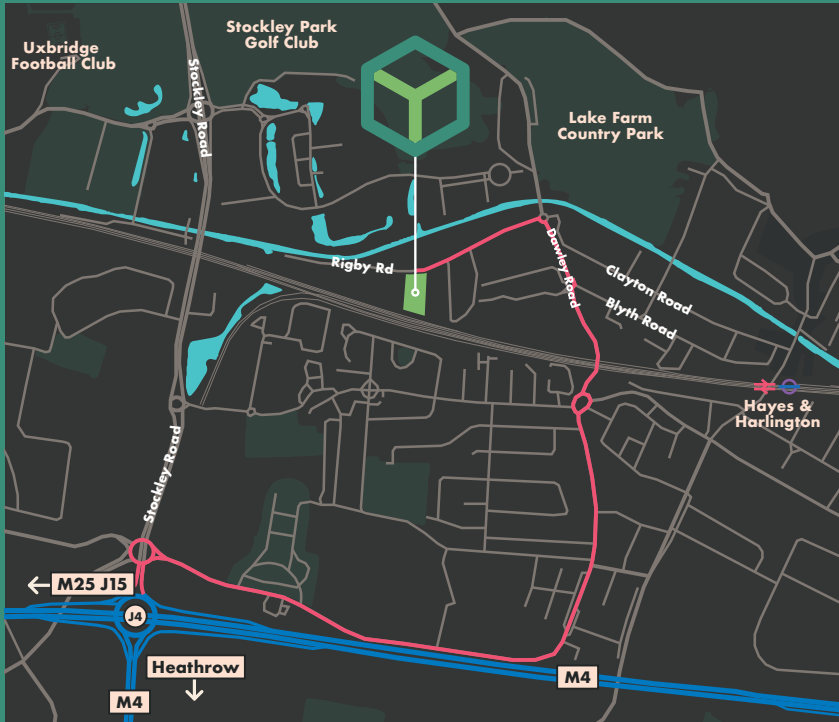


Accommodation

UNIT 1	sq m	sq ft
Ground Floor	5,912	63,638
1st Fl Office	929	10,000
1st Fl Mezzanine	921	9,914
Total	7,762	83,552



Indicative single building layout subject to planning.

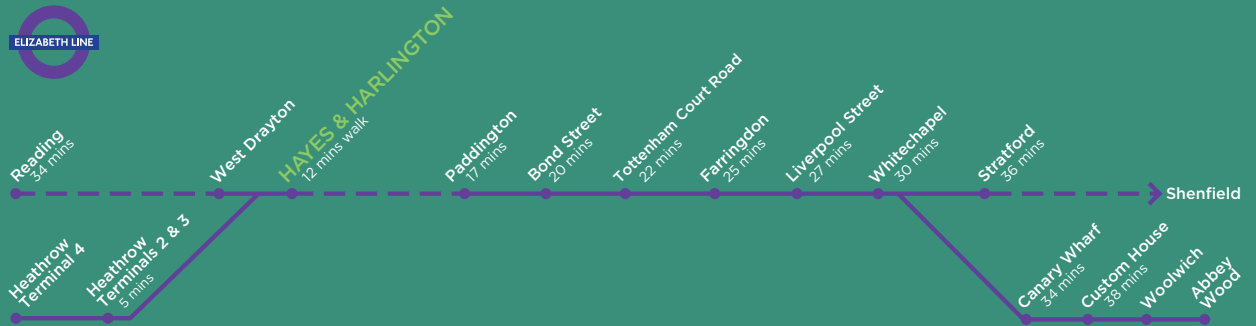


Location

Boxyard is strategically located in the heart of Hayes, providing swift access to major transportation routes, including the M4 and M25 motorways, as well as Heathrow Airport.

Destination drive times

	miles	mins
M4 (J3)	0.6	3
Hayes & Harlington Station (Elizabeth Line)	0.6	3 (12 mins walk)
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40 Target Roundabout	3.7	13
M25 (15)	4.5	11
M40 (J1)	7.1	20
Heathrow Cargo T	8.1	21
Central London	17.3	76



A development by



WRENBRIDGE



FIERA REAL ESTATE

boxyardhayes.co.uk

Kimmre

jody.smith@kimmre.com
07971 588 334

josh.hammett@kimmre.com
07387 637 554

Colliers

akhtar.alibhai@colliers.com
07909 684 801

isa.naeem@colliers.com
07889 432 972

patrick.rosso@colliers.com
07825 571 048