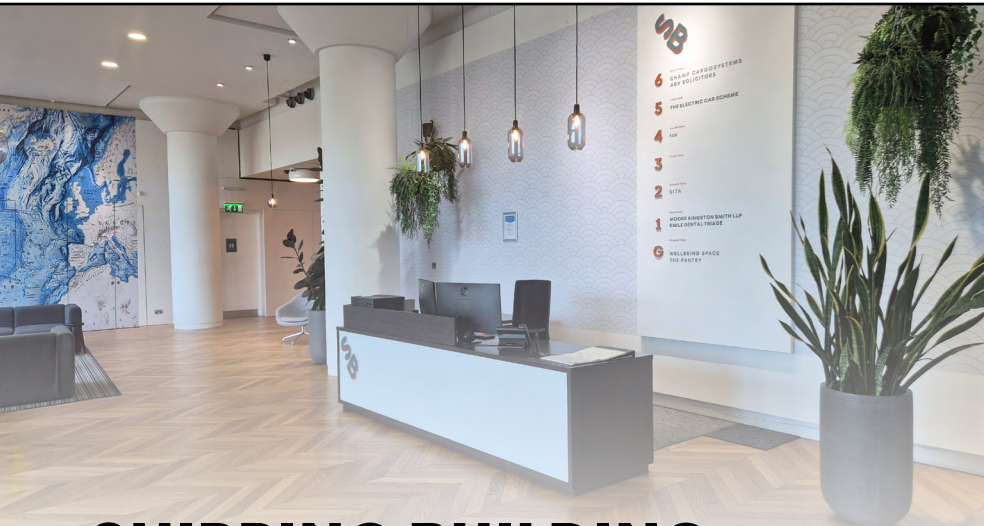


EXCELLENT CLASS E MULTI-USE OPPORTUNITY

12,419 SQ FT
GROUND FLOOR SPACE
[CAN BE SPLIT]

MAY COMPANY
RETAIL & LEISURE SPECIALISTS



SHIPPING BUILDING

252-254 BLYTH ROAD | HAYES | LONDON | UB3 1HA



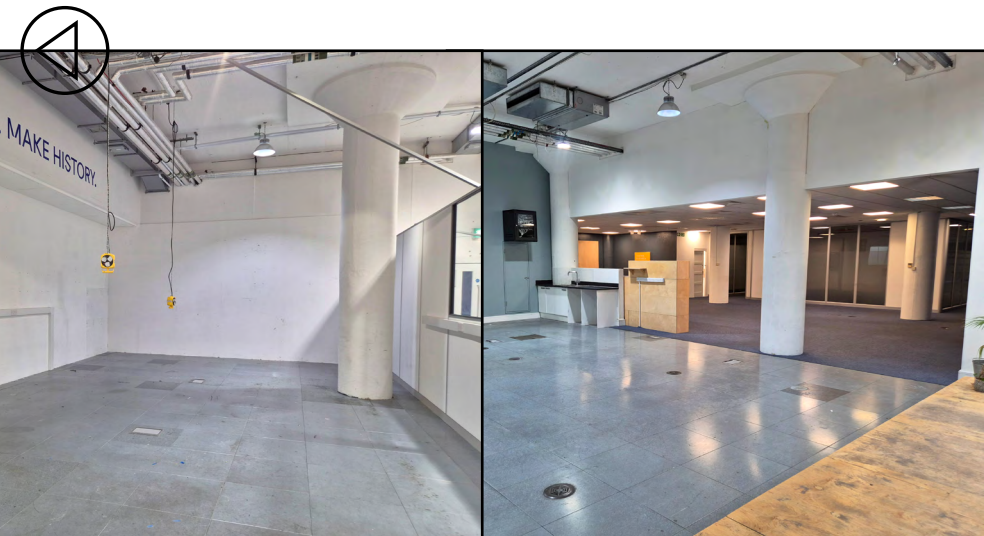
WOULD SUIT: **OFFICE | GYM | ART, PHOTO OR FILM STUDIO**
LEISURE | LABORATORY | ALTERNATIVE USES

The Shipping Building is a Grade A office building totalling 99,750 sq ft, designed by Wallis, Gilbert and Partners and arranged over ground and six upper floors, located in Hayes, a key West London office market.

The Ground Floor available offers 12,419 sq ft of space that is perfect for multiple uses, including F&B, gym, leisure, storage etc.

Everything that a business needs is right here: from modern-style exposed services, an on-site café/breakout area, new shower and changing facilities, new wellness/gym area and a fresh, contemporary main reception area that's manned day and night.

The local neighbourhood comprises a variety of residential, business and leisure accommodation, including a live music venue, convenience store and boutique cinema and restaurant.



SHIPPING BUILDING

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LOCATION

- Hayes is strategically positioned 3.8 miles north of Heathrow Airport and 16 miles west of Central London.
- Prominently located 2.1 miles (a 7 minute drive) from Junction 4 of the M4 motorway. The building lies within 3.2 miles (around 5 minutes' drive) of Heathrow Airport.
- The site benefits from excellent rail connections to Central London. The Elizabeth Line which opened in May 2022 is a circa 5 minute walk from the subject property and runs 12 trains per hour connecting the Hayes and Harlington railway station to London Paddington in approximately 30 minutes. The Great Western Railway also operates from the station linking the North and West of England to Greater London and Paddington.
- Access to the M25 via Junction 15 and Junction 16 is a 4.6 mile drive and 7.9 mile drive respectively.

USE

Class E

RENT

On application.

BUSINESS RATES

TBC

LEASE

FRI

SERVICE CHARGE

On application.

EPC

C

VAT

All prices are quoted exclusive of VAT.



All viewings are by prior appointment from the Landlord's sole agents, **May & Company**:

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