

SHIPPING BUILDING

THE OLD VINYL FACTORY
BLYTH ROAD, HAYES
LONDON UB3 1HA

READY FOR BUSINESS

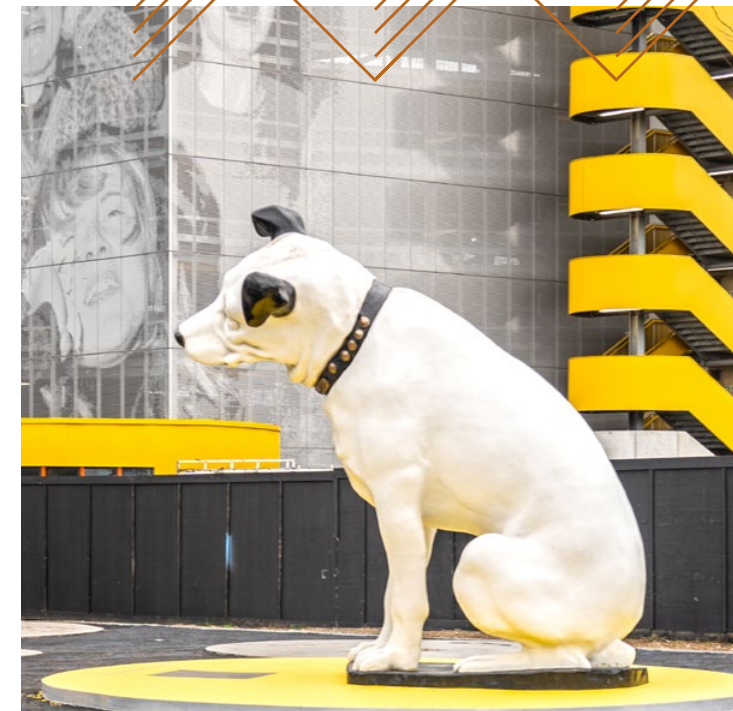
2,734-41,805 SQ FT OF
REFURBISHED OFFICE SPACE





A BUILDING WITH A TRACK RECORD OF MAKING HISTORY

The Shipping Building, designed by Wallis, Gilbert and Partners, was originally used to store the vinyls produced by HMV prior to being dispatched. The property has now been refurbished and modernised to provide high-end office space and facilities for some of London's leading brands.



THE
PANTRY

AT THE
**SHIPPING
BUILDING**



OUR FACILITIES AMPLIFY YOUR WORKSPACE

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

OUR FACILITIES



EXPOSED SERVICES &
RAISED FLOORS - 3M+ FLOOR
TO SERVICES



NEW GYM, EXERCISE CLASS
& WELLNESS SUITE



NEW ENERGY EFFICIENT
M&E THROUGHOUT



EXCELLENT CAR PARKING
PROVISION 1:377 SQ FT



ON-SITE CAFE, BAR
& RESTAURANT



BICYCLE HIRE AND
STORAGE



24/7 SECURITY - MANNED
RECEPTION AREA



MALE AND FEMALE WC
AND SHOWER FACILITIES





FOURTH FLOOR SPACE

OUR NEIGHBOURHOOD

VENEER BUILDING

80 RESIDENTIAL UNITS
PLUS RESTAURANTS AND RETAIL

MUSIC BOX

MULTI-STORY CAR PARK
FOR SHIPPING BUILDING

ROAD ACCESS

ASSEMBLY BUILDINGS

RESIDENTIAL PLUS
RESTAURANTS AND RETAIL

POWER HOUSE

LIVE MUSIC VENUE, ENERGY
CENTRE PLUS CAFE

THE NEST CLIMBING

GYM & FITNESS
CENTRE

BOILER HOUSE/ MATERIAL STORE

RESIDENTIAL UNITS PLUS
RETAIL AND LEISURE

MACHINE STORE

RESIDENTIAL UNITS PLUS
RESTAURANTS AND RETAIL

PRESSING PLANT

BOUTIQUE CINEMA
AND RESTAURANT

POWERHOUSE

WALKING ROUTE TO STATION

HAYES & HARLINGTON STATION

0.3 MILES / 5 MINUTE WALK



SHIPPING BUILDING



6 CHAMP CARGOSYSTEMS

5 GODADDY

4

3

2 RITA

1 MOORE KINGSTON SMITH LLP SOROS

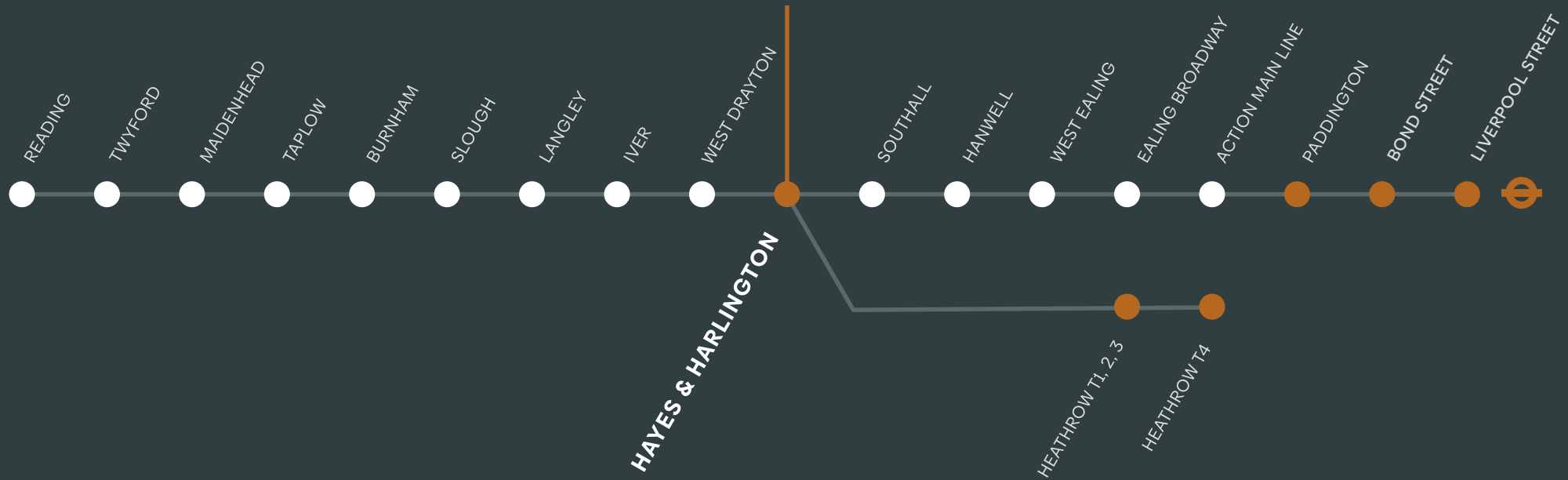
G CENTRAL RESEARCH LABORATORY WELLBEING SPACE THE PANTRY

BY RAIL...

Hayes & Harlington station is just a 5-minute walk from the Shipping Building, where you can catch a train to Paddington in just 17 minutes, and Heathrow in 10 minutes. When Crossrail arrives this year, you'll be able to reach Bond Street in just 20 minutes.

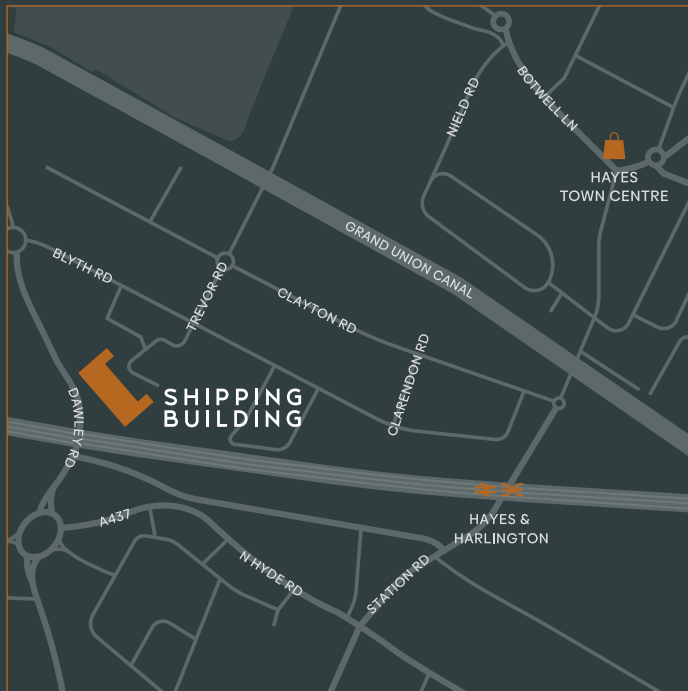


SHIPPING BUILDING



BY ROAD...

The Shipping Building at The Old Vinyl Factory, is located on Blyth Road, Hayes and is conveniently situated on Junction 3 of the M4, a 10 minute drive from the M25 and 14 miles west of Central London. Hayes town centre is only half a mile away.





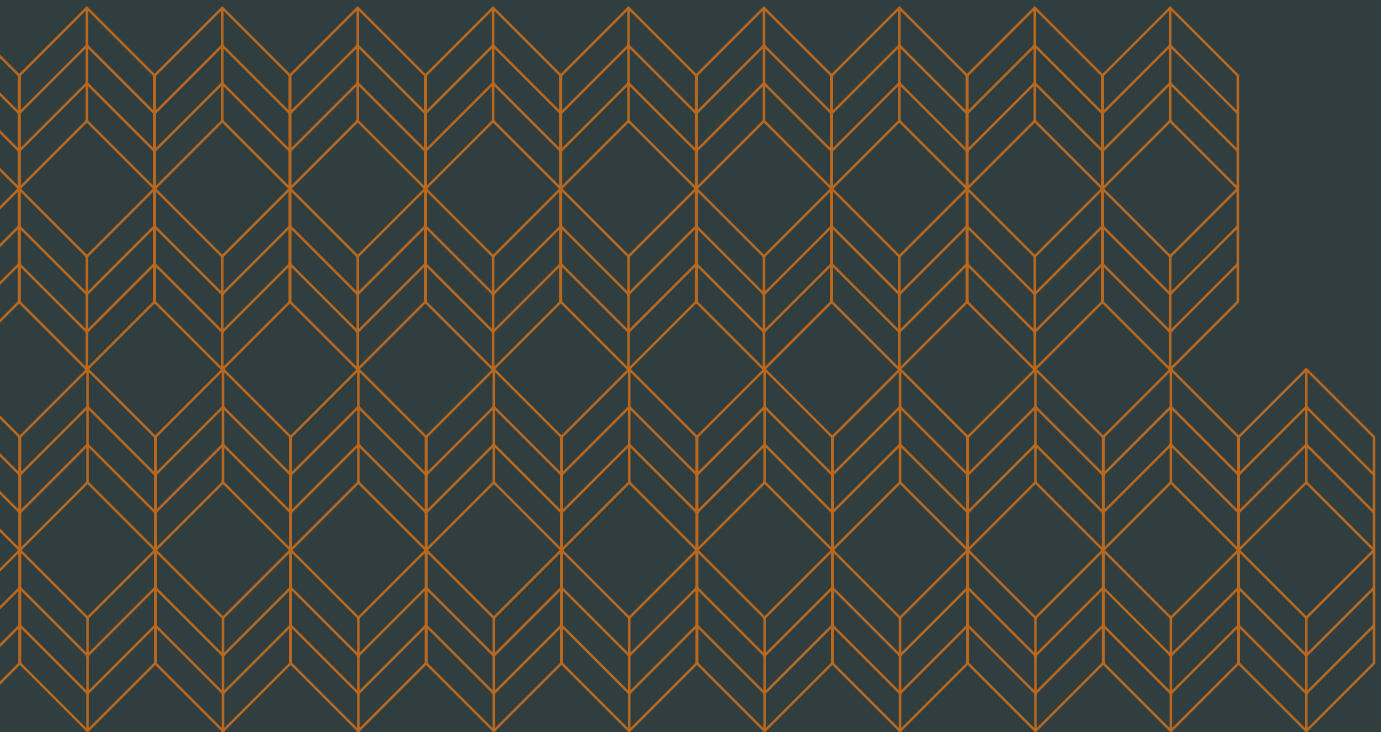
2,734-41,805 SQ FT OF REFURBISHED OFFICE SPACE

AREA SCHEDULE

	SQ FT (NIA)	SQ M (NIA)
FIRST FLOOR*	2,793	259
THIRD FLOOR	15,716	1,460
FOURTH FLOOR	15,716	1,460
FIFTH FLOOR	4,846	450
SIXTH FLOOR**	2,734	254
TOTAL	41,805	3,883

*FULLY FITTED AND READY TO OCCUPY

**WITH EXCLUSIVE ROOF TERRACE



FIRST FLOOR

AVAILABLE SPACE FULLY FITTED
2,793 SQ FT (259 SQ M)

1 X 8 PERSON MEETING ROOM

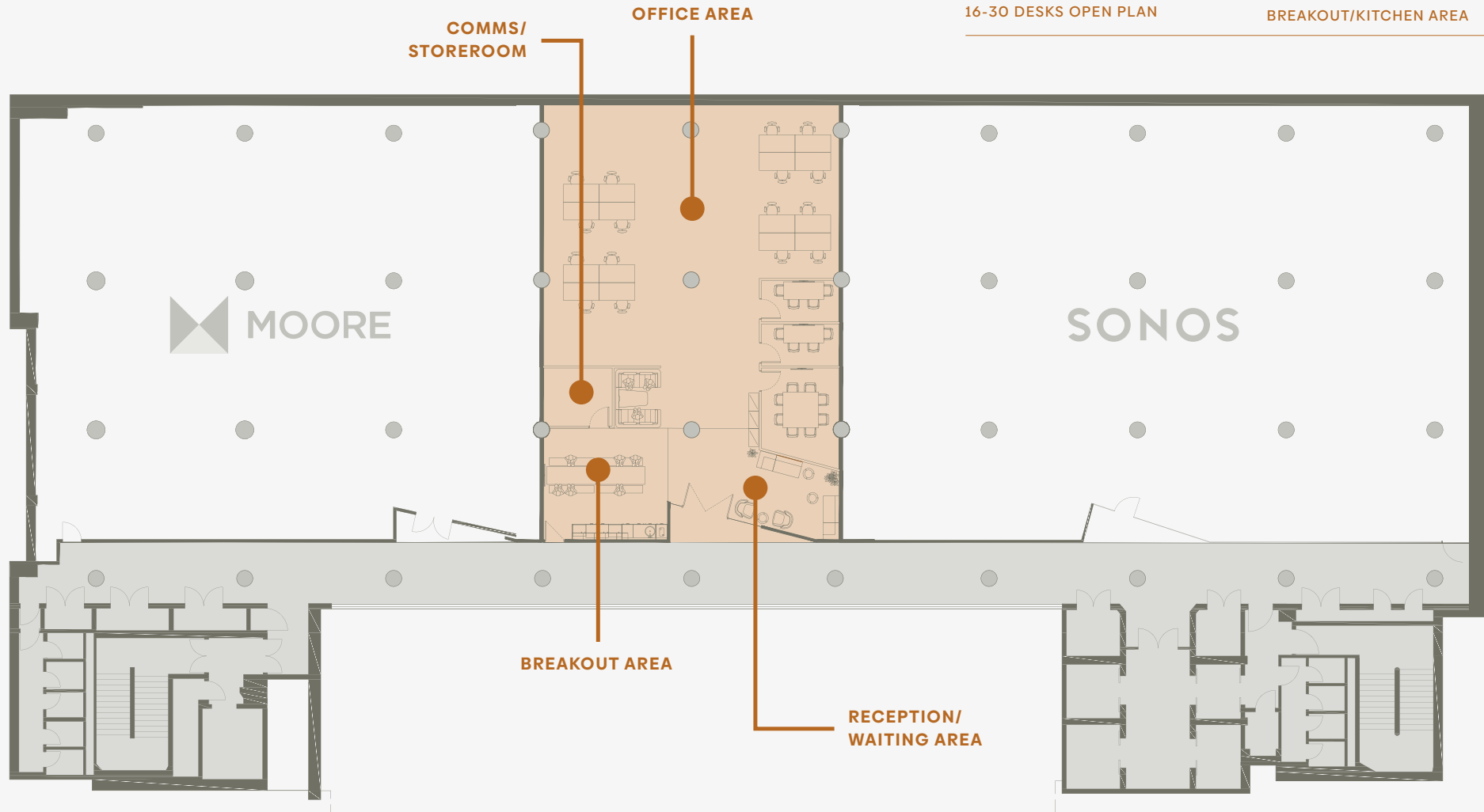
COMMS ROOM/STOREROOM

2 X 4 PERSON MEETING ROOM

RECEPTION AREA

16-30 DESKS OPEN PLAN

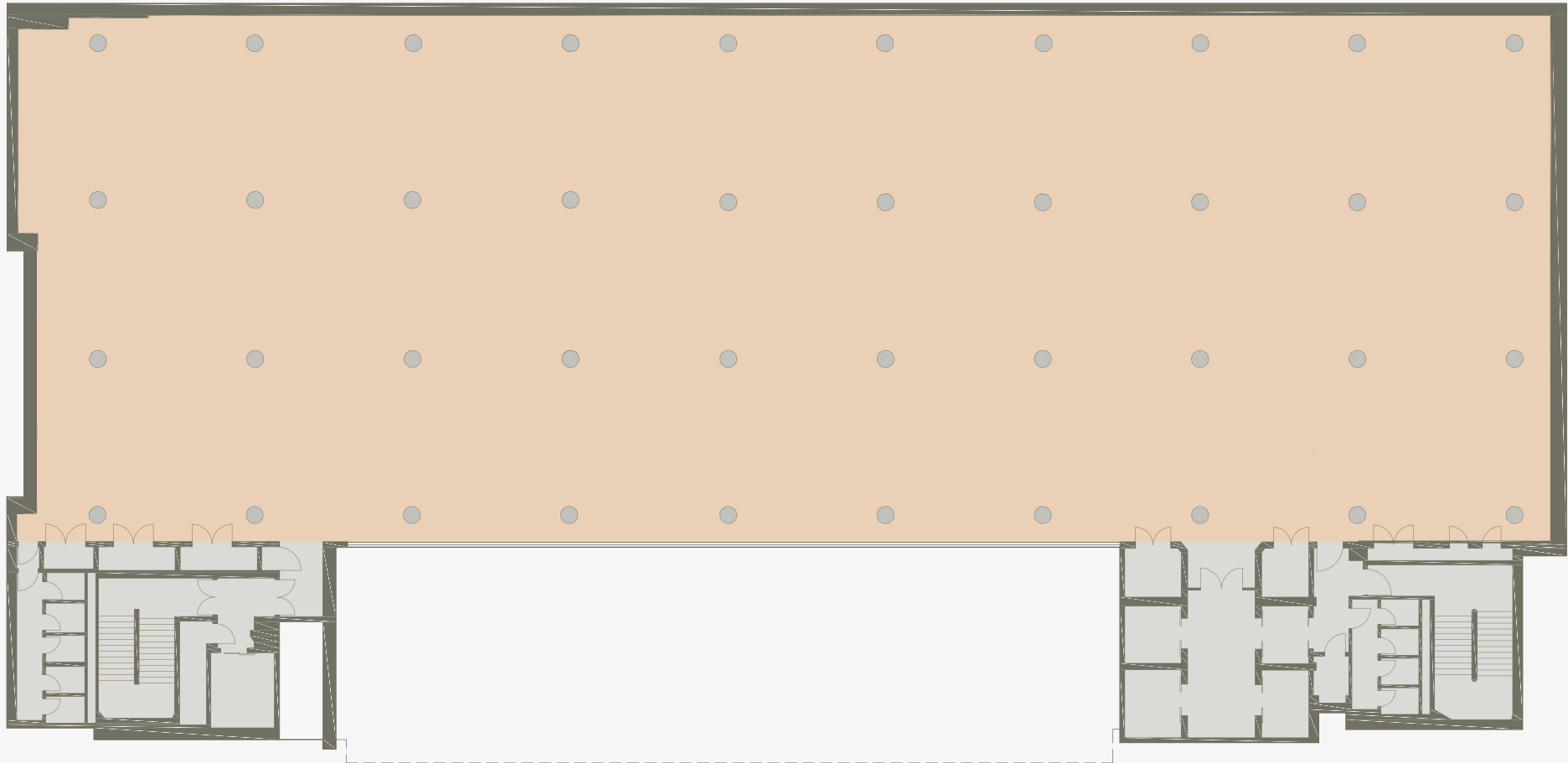
BREAKOUT/KITCHEN AREA



NOT TO SCALE

THIRD FLOOR

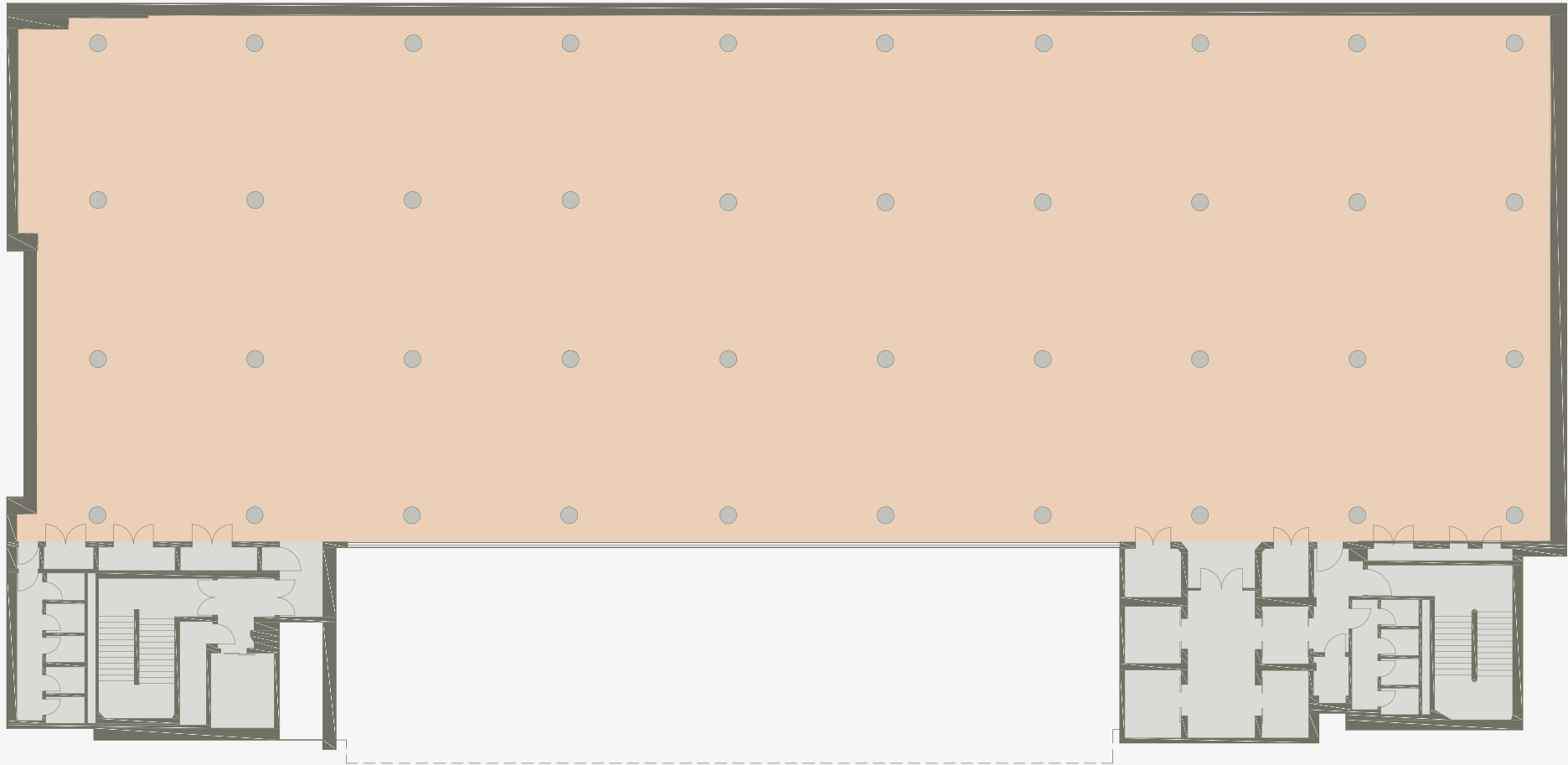
AVAILABLE SPACE
15,716 SQ FT (1460 SQ M)



NOT TO SCALE

FOURTH FLOOR

AVAILABLE SPACE
15,716 SQ FT (1460 SQ M)



NOT TO SCALE

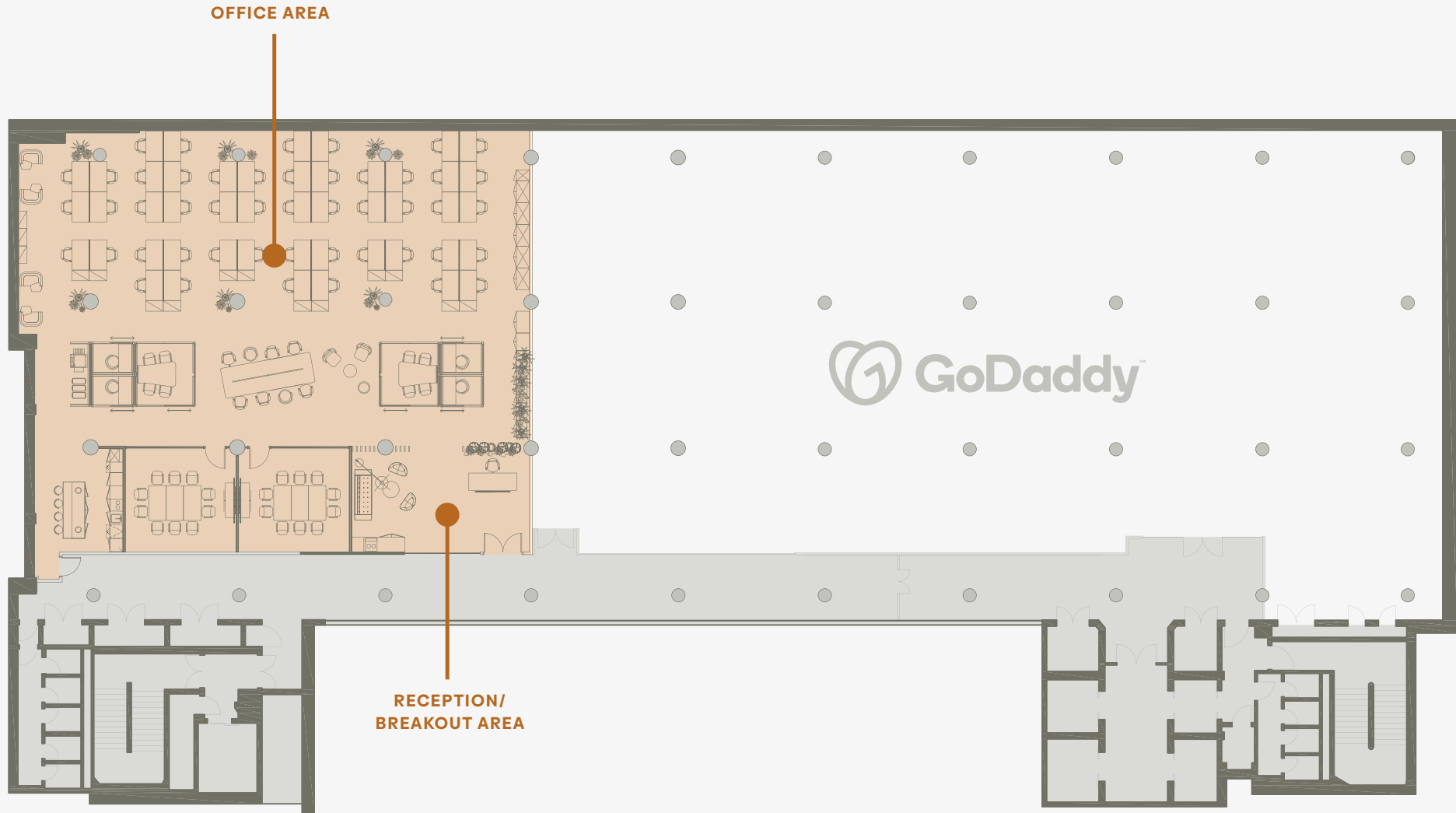
FOURTH FLOOR



FIFTH FLOOR

AVAILABLE SPACE
4,846 SQ FT (450 SQ M)

INDICATIVE SPACE PLAN

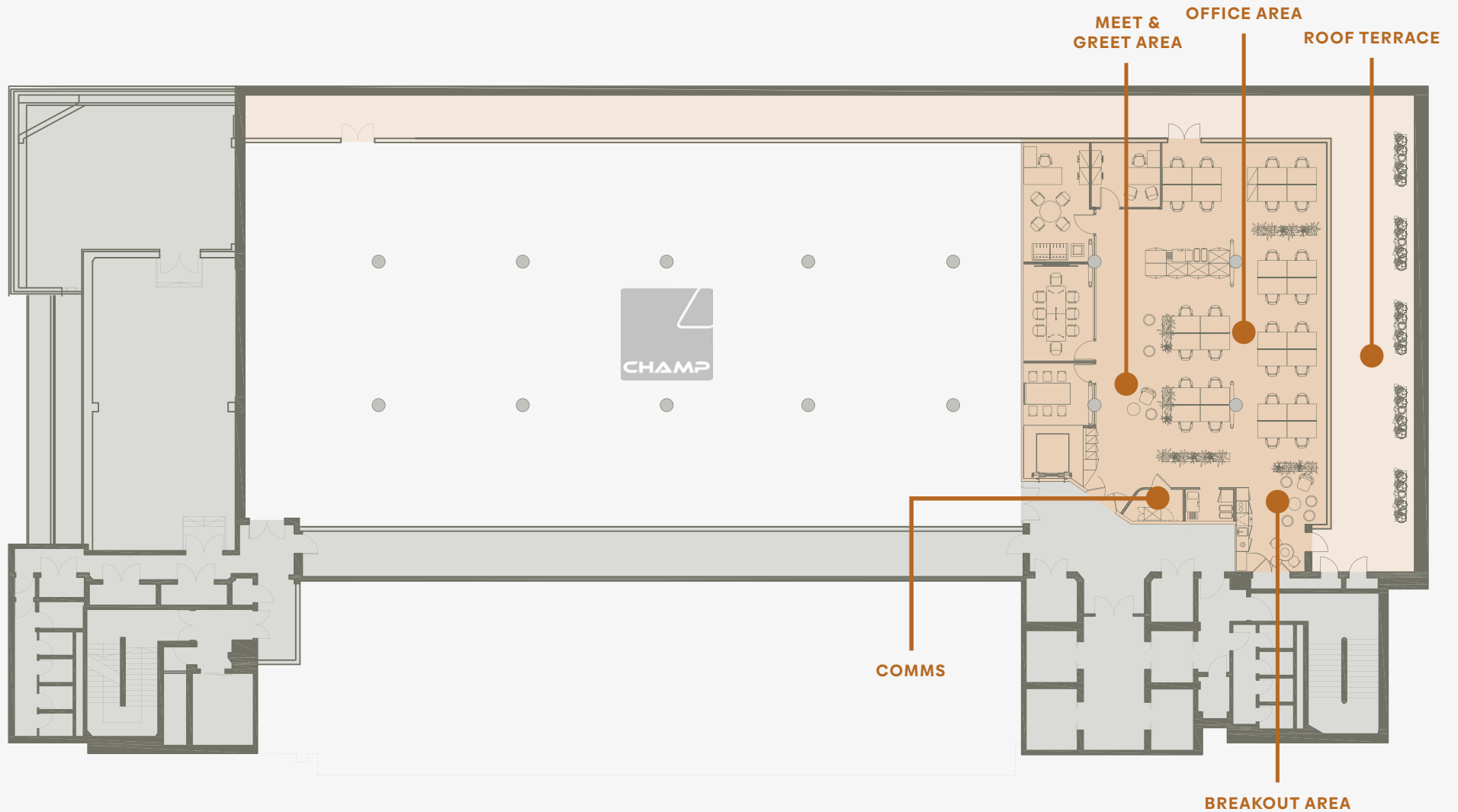


NOT TO SCALE

SIXTH FLOOR

AVAILABLE SPACE
2,734 SQ FT (254 SQ M)

INDICATIVE SPACE PLAN



NOT TO SCALE

ENQUIRE NOW AND BOOK YOUR SPACE VIEWING



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