

# SHIPPING BUILDING

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

# READY FOR BUSINESS

4,846-36,278 SQ FT OF  
REFURBISHED OFFICE SPACE



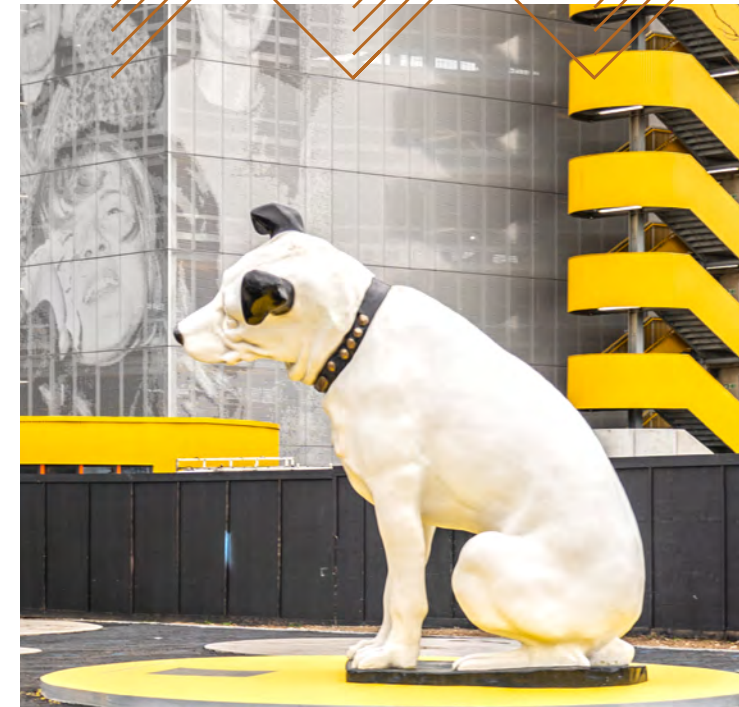






# A BUILDING WITH A TRACK RECORD OF MAKING HISTORY

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-STOREY CAR PARK  
FOR SHIPPING BUILDING

## 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

ROAD ACCESS

WALKING ROUTE TO STATION

POWERHOUSE

## HAYES & HARLINGTON STATION

0.3 MILES / 5 MINUTE WALK



SHIPPING  
BUILDING



# LOCAL AMENITIES



## HOTELS

1. Hyatt Place Hotel
2. Mercure
3. StayCity Aparthotel
4. Premier Inn Heathrow M4
5. Premier Inn Hayes
6. Premier Inn Hyde Park
7. Travelodge Stockley Park

## HEALTH & FITNESS

8. David Lloyd
9. Puregym
10. Energie Fitness Gym
11. The Nest Climbing Centre
12. Botwell Green Leisure Centre

## OUTDOOR, ACTIVE & ENTERTAINMENT

13. Lake Farm Country Park
14. Minet Country Park
15. Stockley Park Golf Club
16. The Beck Theatre
17. Grand Union Canal
18. Goals Heathrow

## RETAIL

19. Boots
20. Sainsbury's
21. Asda
22. Welcome by Co-op
23. Tesco Express Hayes
24. Tesco Extra
25. CostCo
26. Lidl

## FOOD & DRINK

27. Borders Restaurant
28. Takaa Tak
29. Sipson Tandoori Restaurant
30. Mind, Belly, Soul
31. The Cajun Crab
32. Beefeater





- 6 CHAMP CARGOSYSTEMS
- 5 GODADDY
- 4
- 3
- 2 SITA
- 1 MOORE KINGSTON SMITH LLP  
SONOS
- G CENTRAL RESEARCH LABORATORY  
WELLBEING SPACE  
THE PANTERY





# 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.



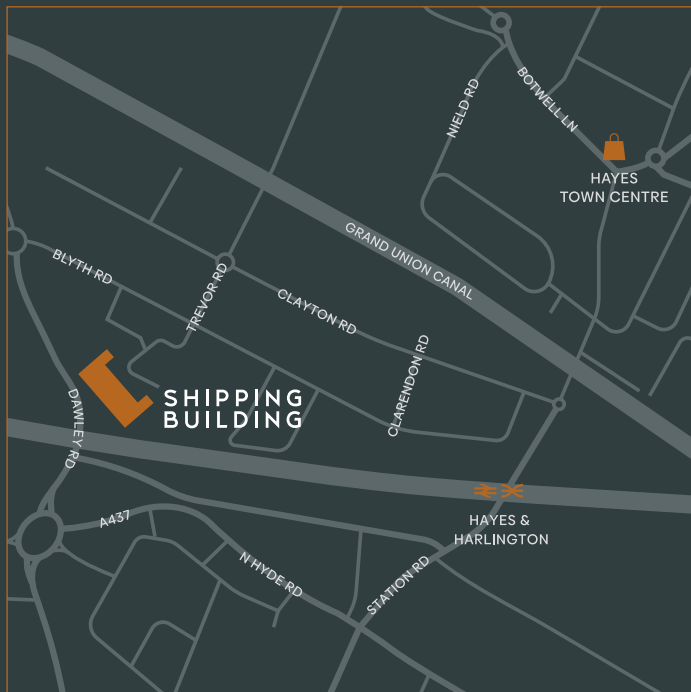
## SHIPPING BUILDING





# 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.





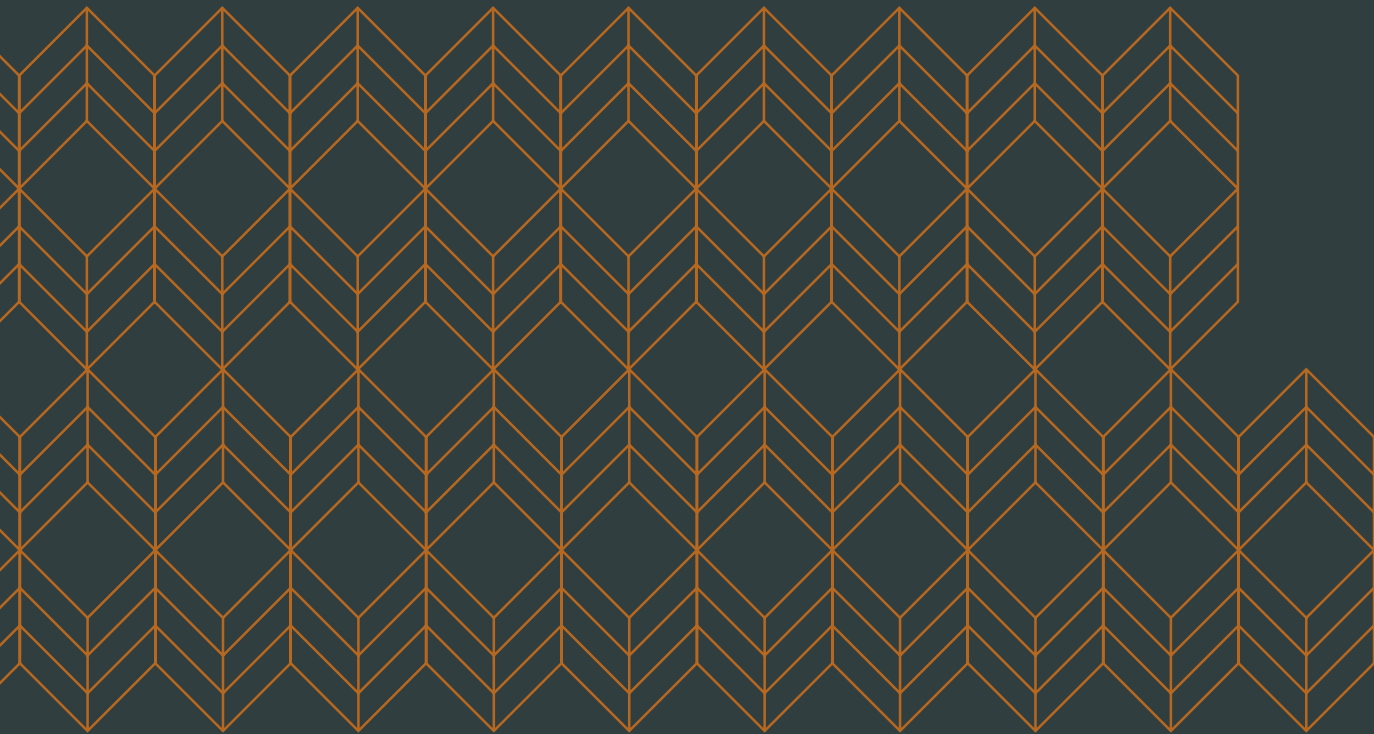




# 4,846-36,278 SQ FT OF REFURBISHED OFFICE SPACE

## AREA SCHEDULE

	SQ FT (NIA)	SQ M (NIA)
THIRD FLOOR	15,716	1,460
FOURTH FLOOR	15,716	1,460
FIFTH FLOOR	4,846	450
TOTAL	36,278	3,370

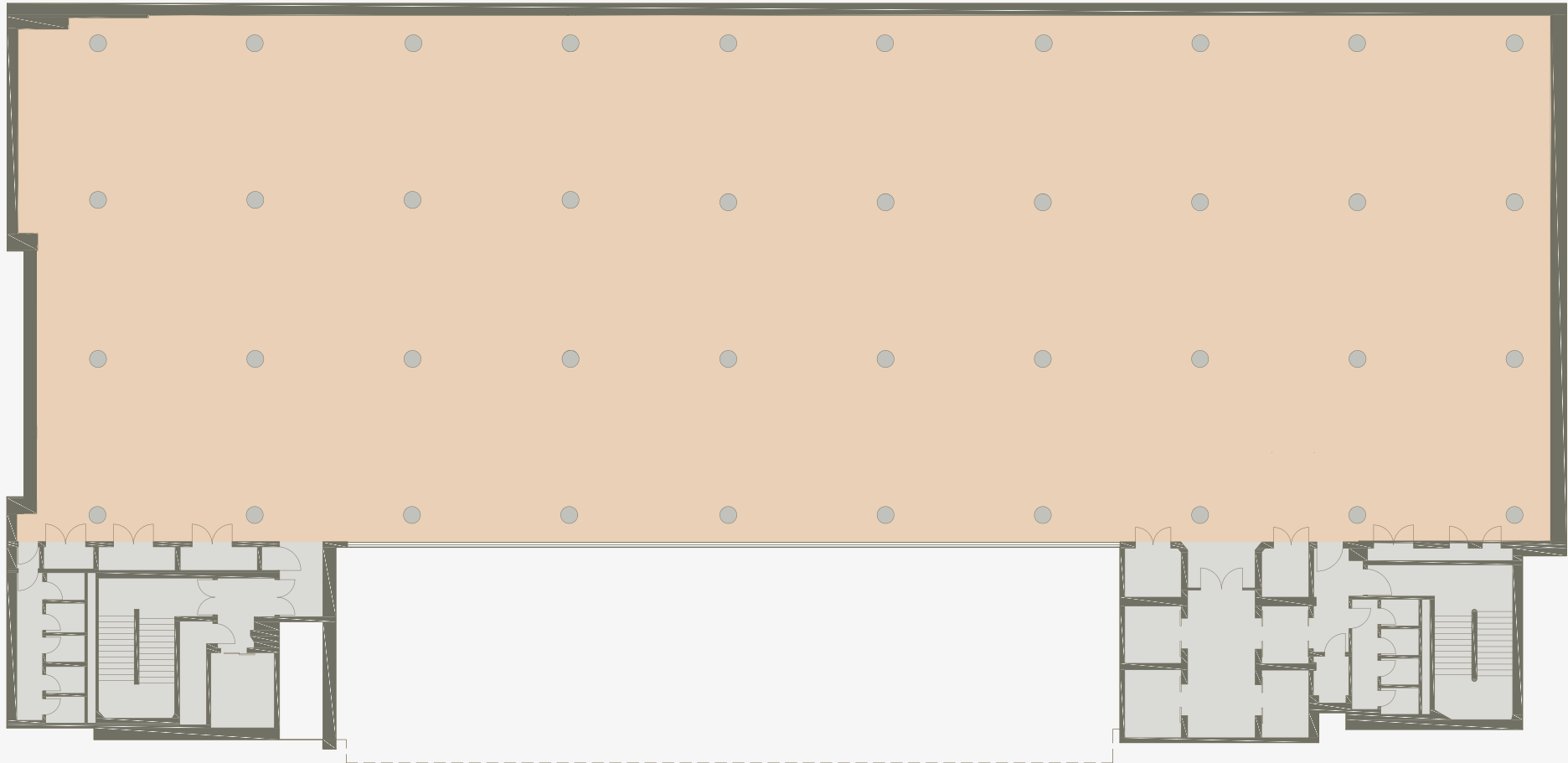




# THIRD FLOOR

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

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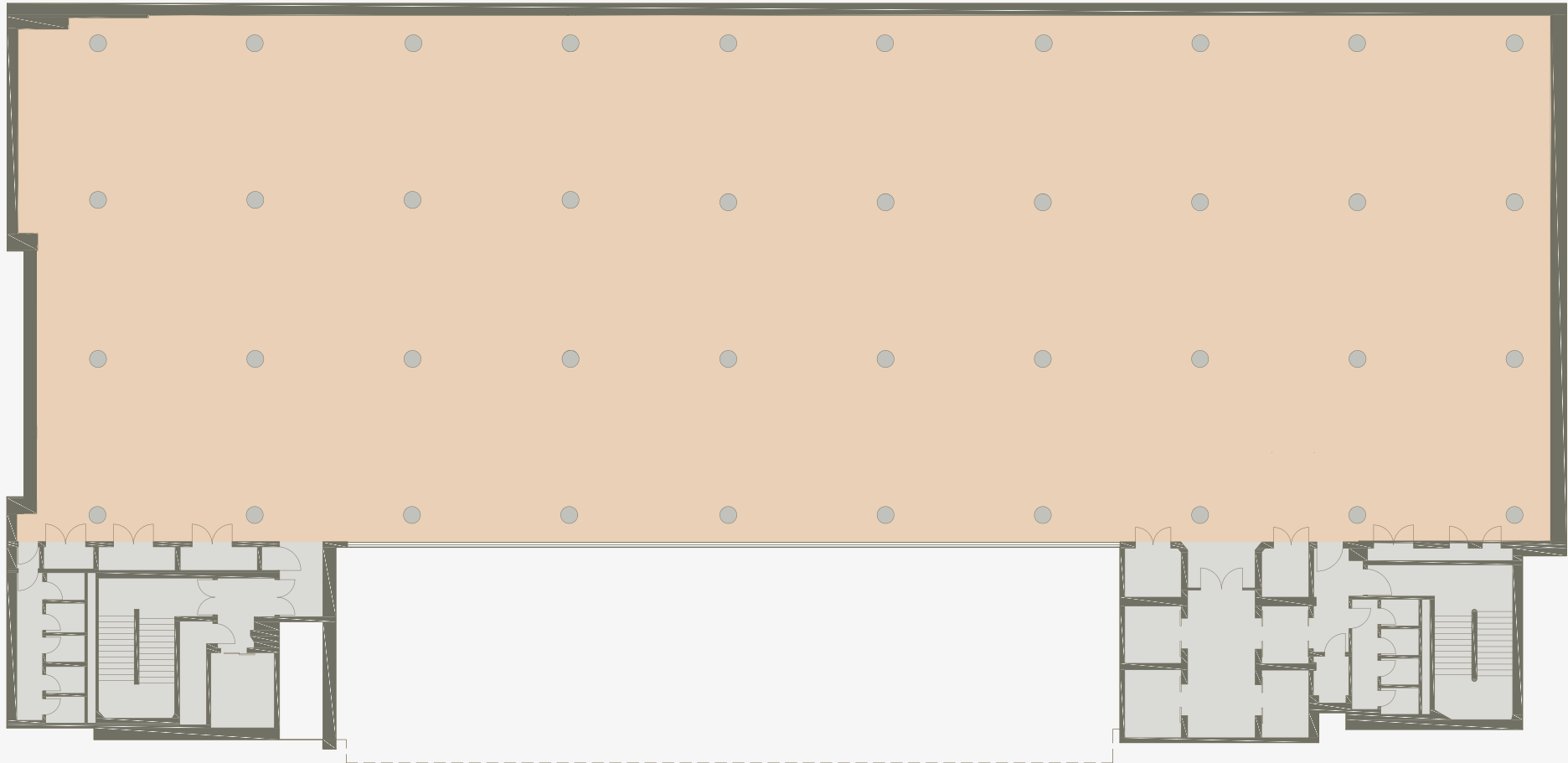
NOT TO SCALE



# FOURTH FLOOR

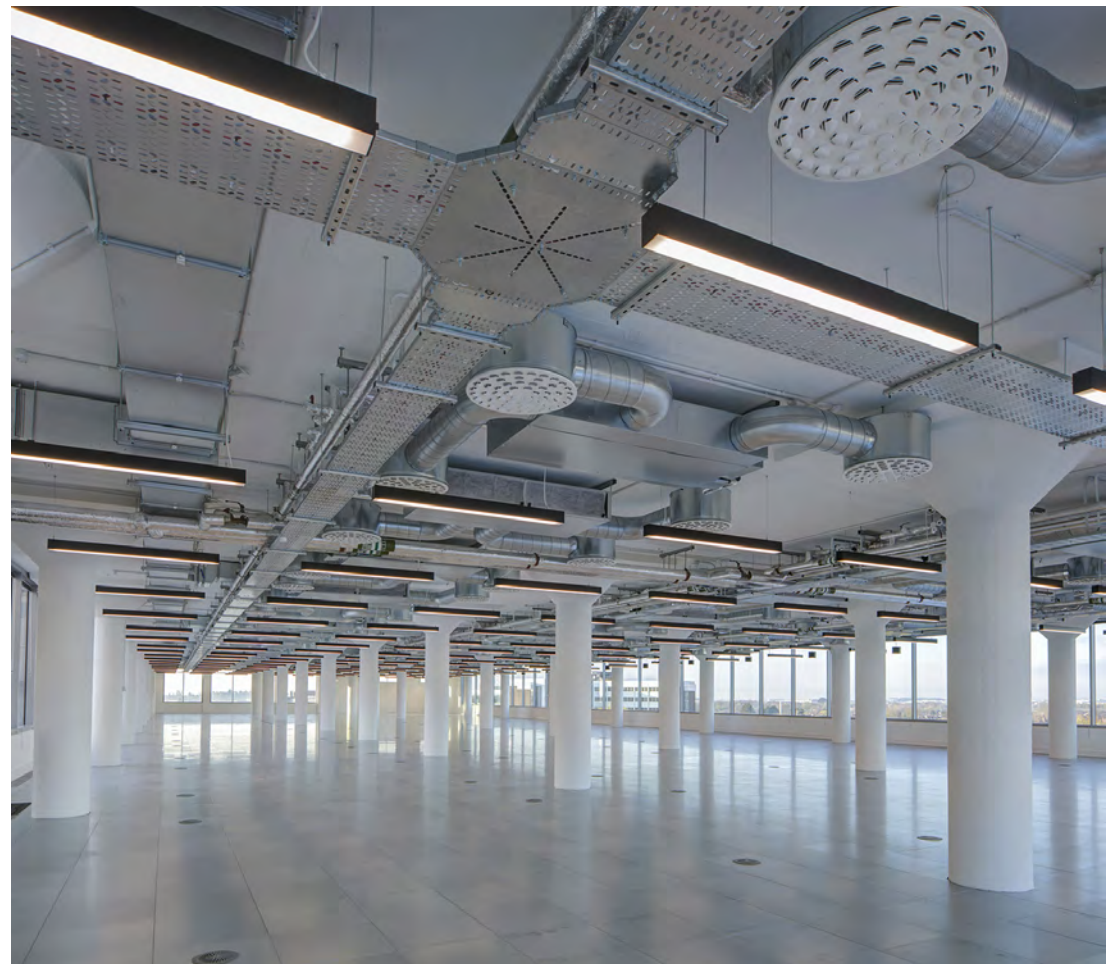
**AVAILABLE SPACE**  
15,716 SQ FT (1460 SQ M)

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NOT TO SCALE

# FOURTH FLOOR

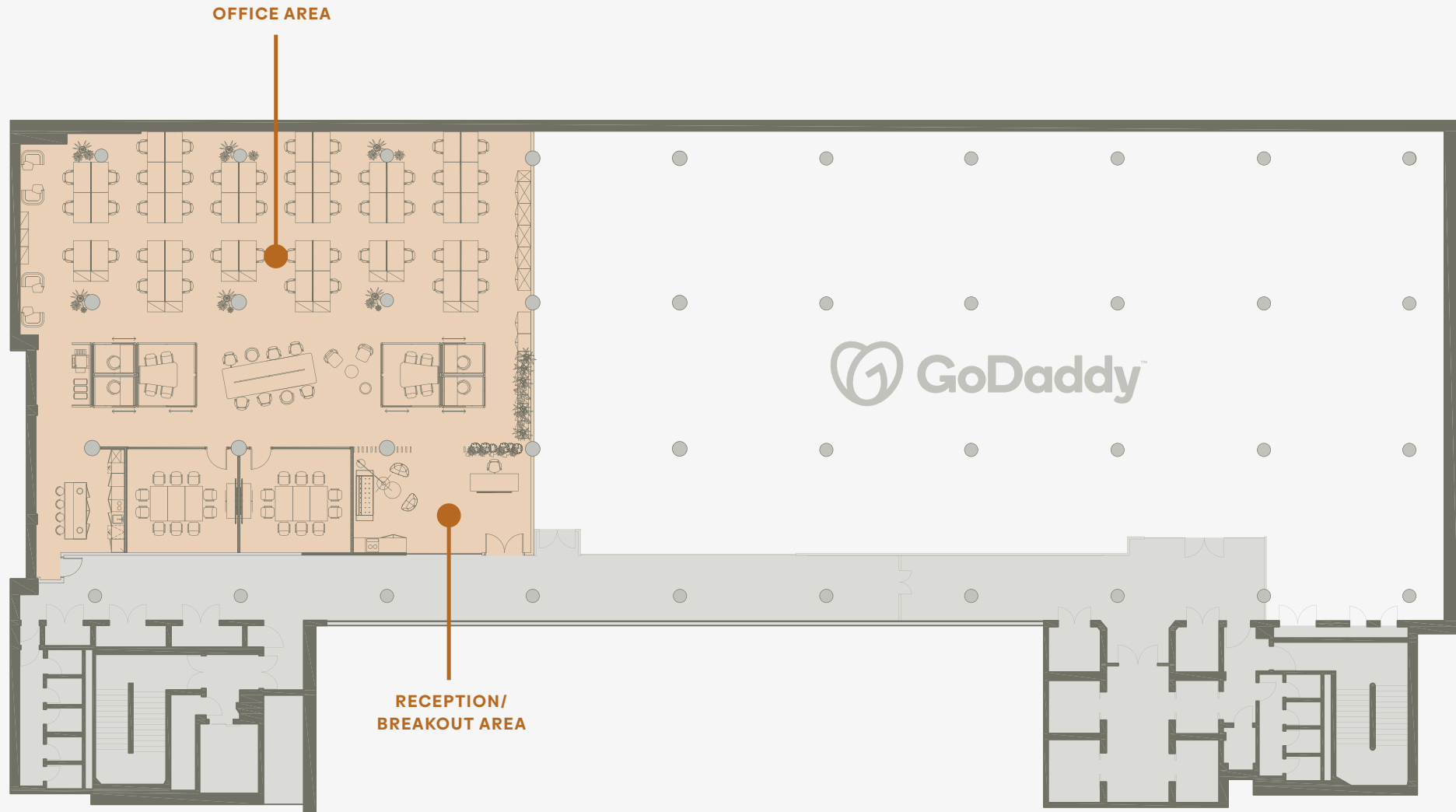




# FIFTH FLOOR

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

INDICATIVE SPACE PLAN



NOT TO SCALE

# ENQUIRE NOW AND BOOK YOUR SPACE VIEWING



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