

SHIPPING BUILDING

SHIPPING BUILDING
252-254 BLYTH ROAD
HAYES
LONDON UB3 1HA

READY FOR BUSINESS

4,804 - 38,998 SQ FT OF
MODERN OFFICE SPACE

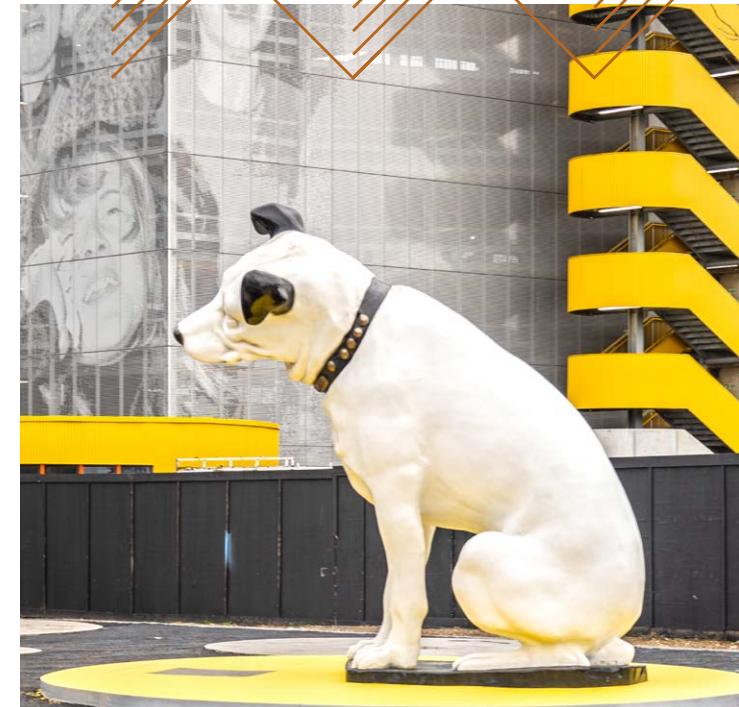




- 6 CHAMP CARD SYSTEMS
- 5 GODADDY
- 4
- 3
- 2 SITA
- 1 MOORE KINGSTON SMITH LLP
SONOS
- G CENTRAL RESEARCH LABORATORY
WELLBEING SPACE
THE PANTRY

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 comprehensively modernised to provide high-end office space and facilities for some of London's leading brands.



OUR FACILITIES AMPLIFY YOUR WORKSPACE

Everything that your business needs is right here; from modern-style exposed services, an on-site café/break out area, 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

SIMPLY FRESH
CONVENIENCE STORE

THE BOILER HOUSE
54 RESIDENTIAL UNITS AND RETAIL

RECORD STORE
OFFICES

THE NEST CLIMBING
GYM & FITNESS

MACHINE STORE
RESIDENTIAL UNITS PLUS
RESTAURANTS AND RETAIL

VENEER COURT
134 RESIDENTIAL UNITS
PLUS RESTAURANTS AND RETAIL

GLOBAL ACADEMY
EDUCATION / MEDIA STUDIES

ENTERPRISE HOUSE
96 RESIDENTIAL UNITS
AND RETAIL

PRESSING PLANT
BOUTIQUE CINEMA
AND RESTAURANT

MUSIC BOX
MULTI-STOREY CAR PARK
FOR SHIPPING BUILDING

THE VENUE
181 RESIDENTIAL UNITS
PLUS RESTAURANTS
AND RETAIL

POWERHOUSE

WALKING ROUTE
TO STATION

**HAYES & HARLINGTON
STATION**

0.3 MILES / 5 MINUTE WALK



POWER HOUSE
LIVE MUSIC VENUE, ENERGY
CENTRE PLUS CAFE

MATERIAL STORE
189 RESIDENTIAL
UNITS PLUS RETAIL
AND LEISURE

**SHIPPING
BUILDING**

ROAD ACCESS

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
33. B Town Café

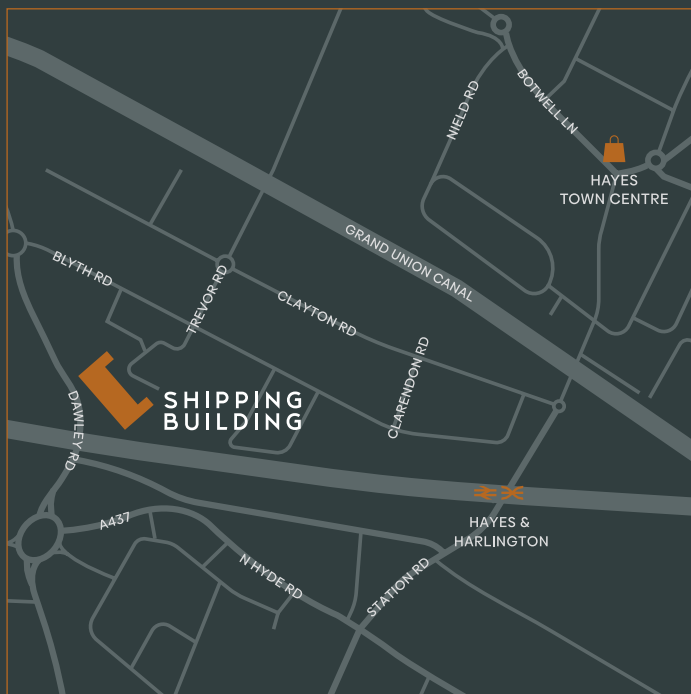
BY RAIL...

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.



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.



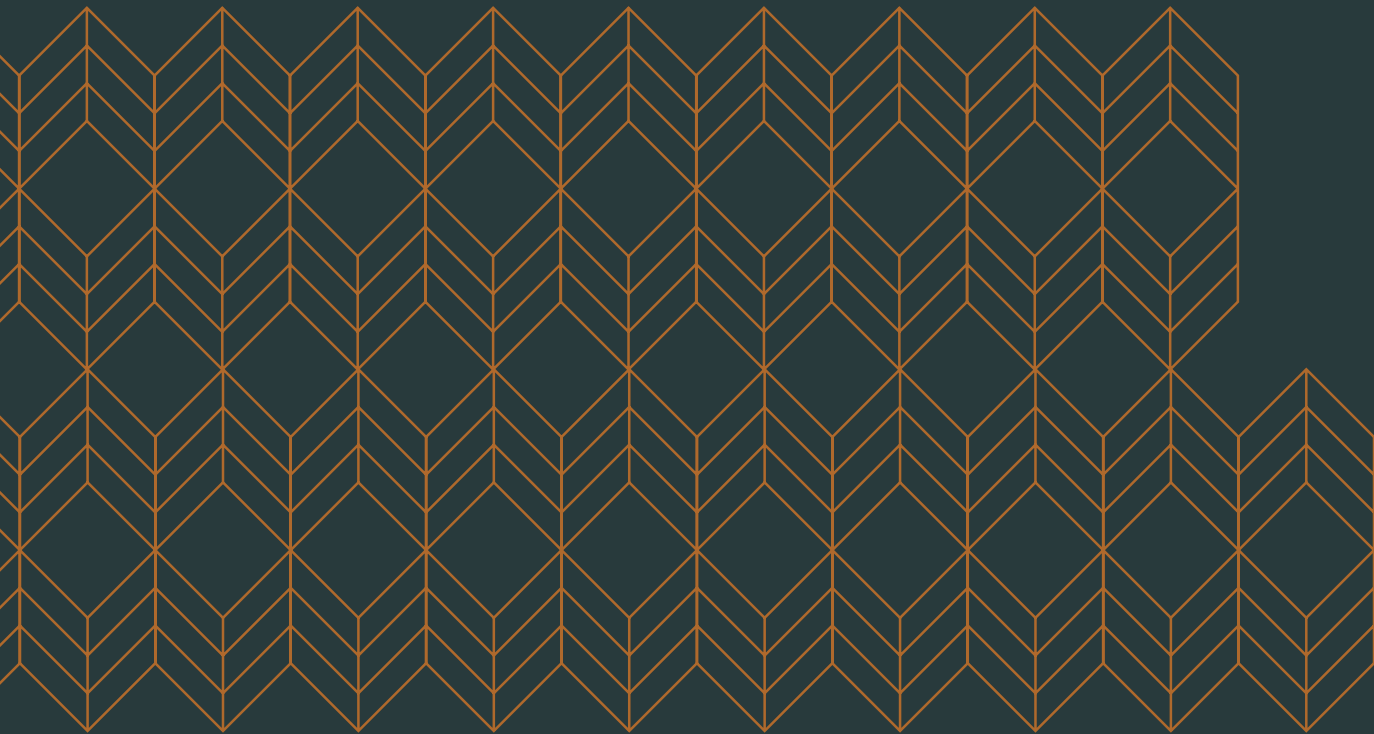


4,804 - 38,998 SQ FT OF MODERN OFFICE SPACE

AREA SCHEDULE

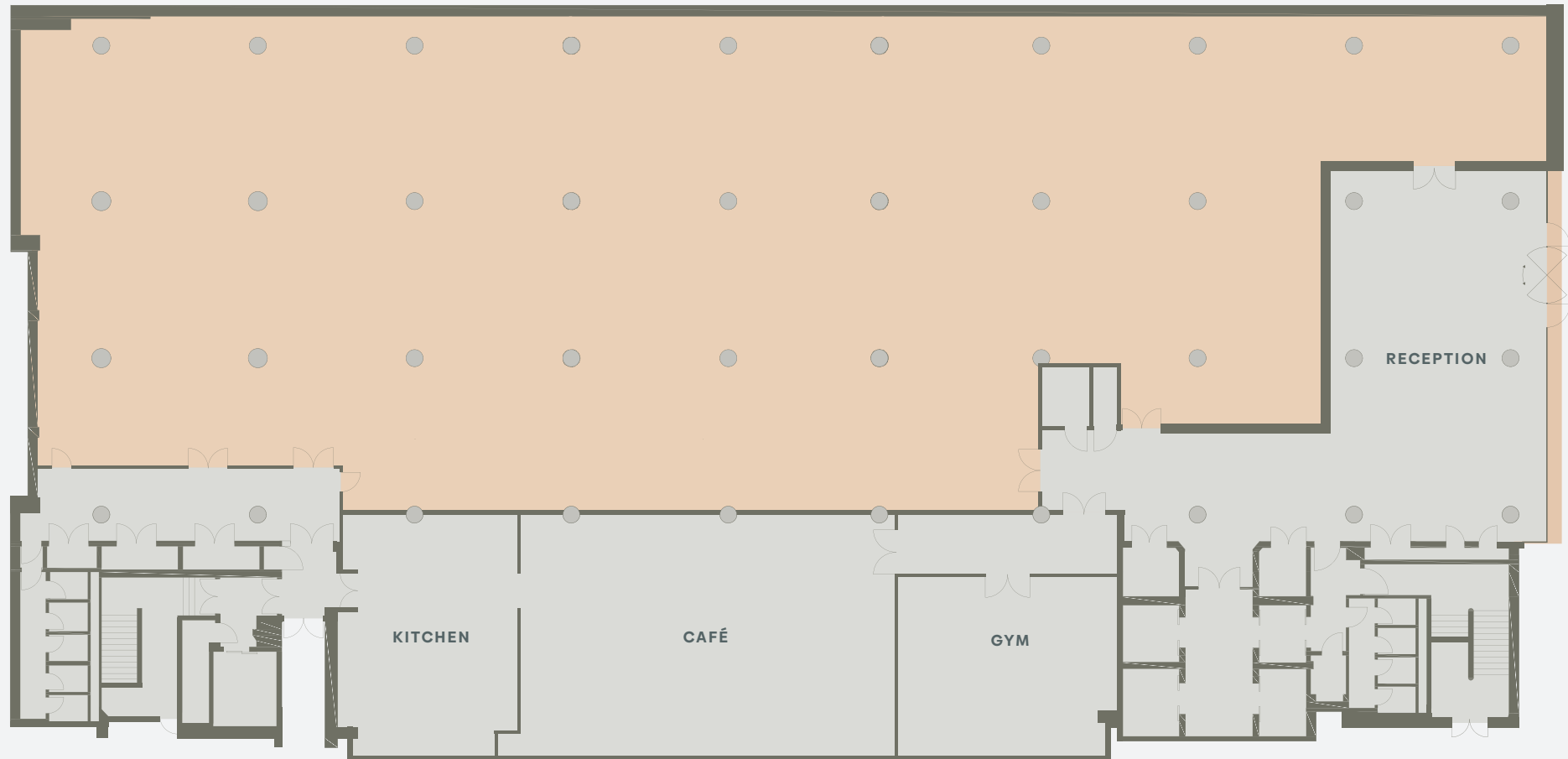
	SQ FT (NIA)	SQ M (NIA)
GROUND FLOOR	12,419	1,153.81
THIRD FLOOR	15,585	1,447.90
FOURTH FLOOR *	6,190	575.05
FIFTH FLOOR *	4,804	446.26
TOTAL	38,998	3,623.02

* FOURTH AND FIFTH FLOORS - CAT A REFURBISHED SPACE



GROUND FLOOR

AVAILABLE SPACE
12,419 SQ FT (1,153.81 SQ M)

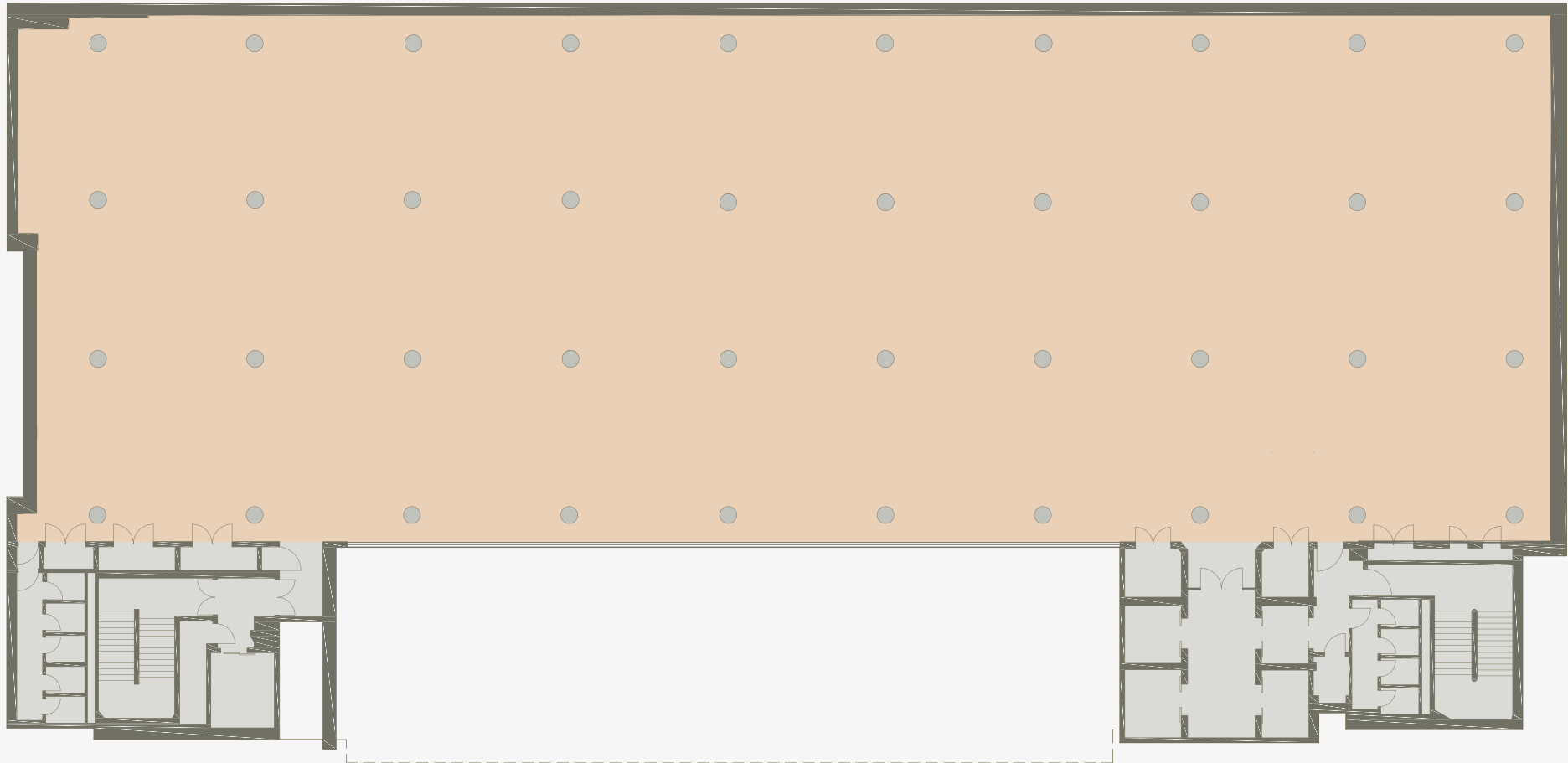


NOT TO SCALE

THIRD FLOOR

AVAILABLE SPACE

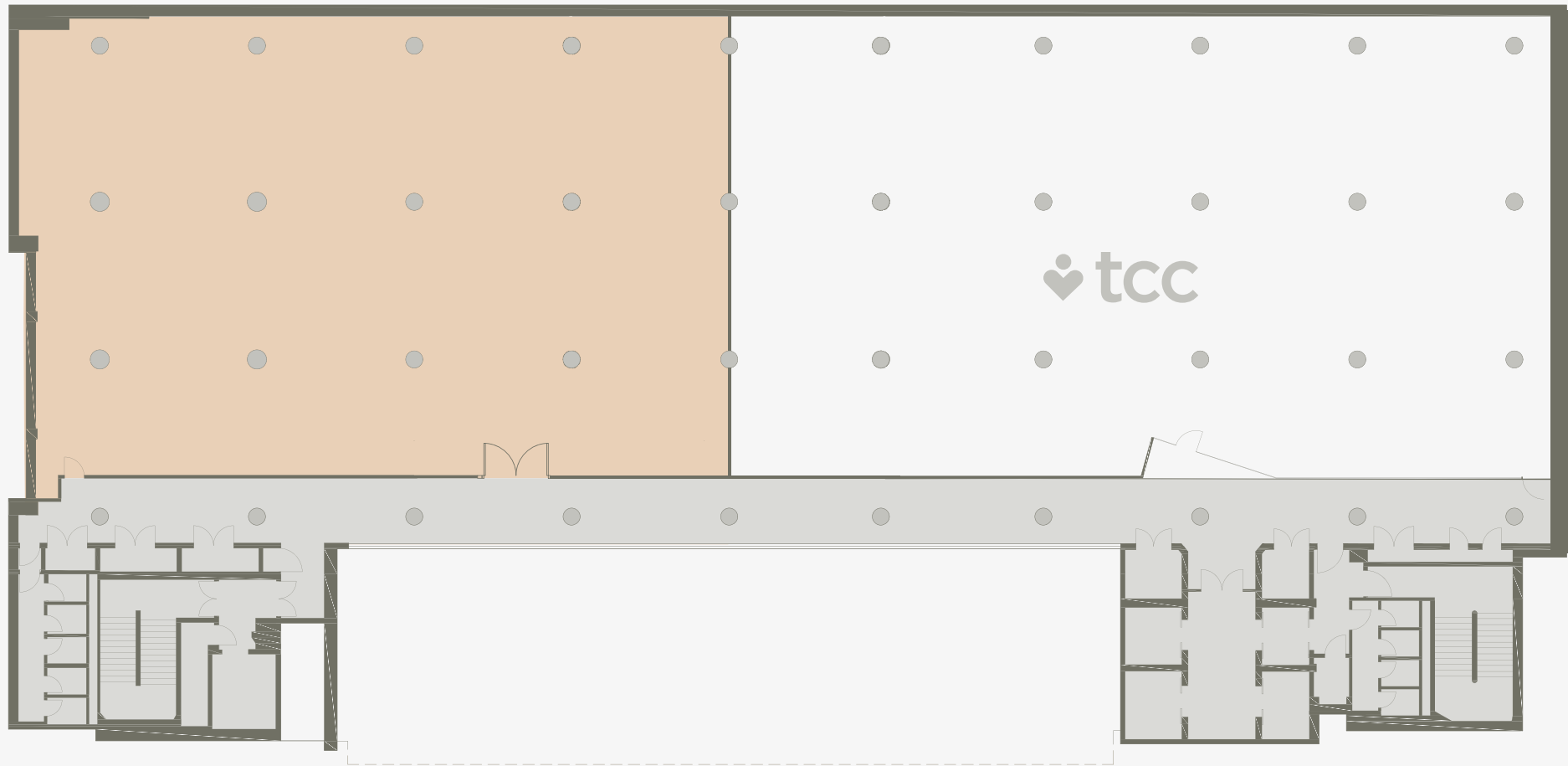
15,585 SQ FT (1,447.90 SQ M)



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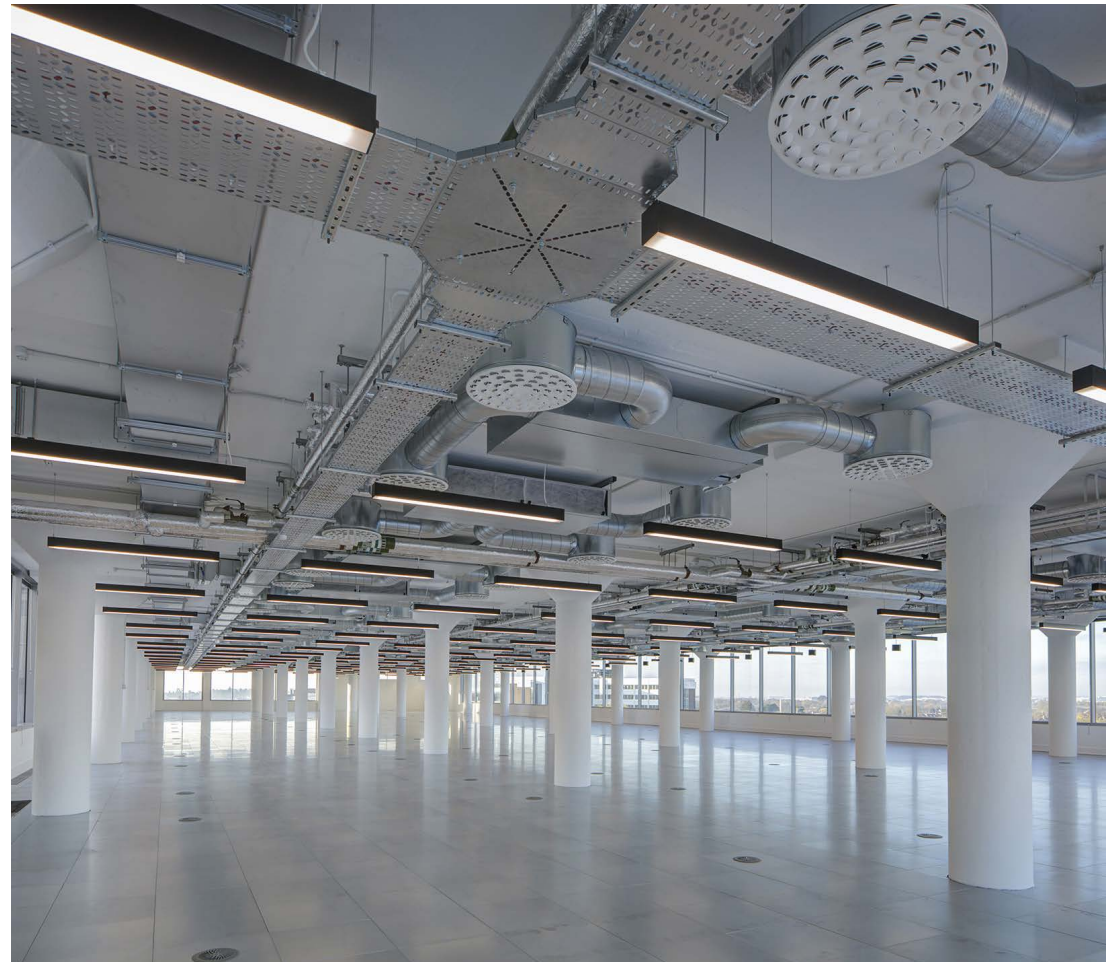
FOURTH FLOOR

AVAILABLE SPACE
6,190 SQ FT (575.05 SQ M)



NOT TO SCALE

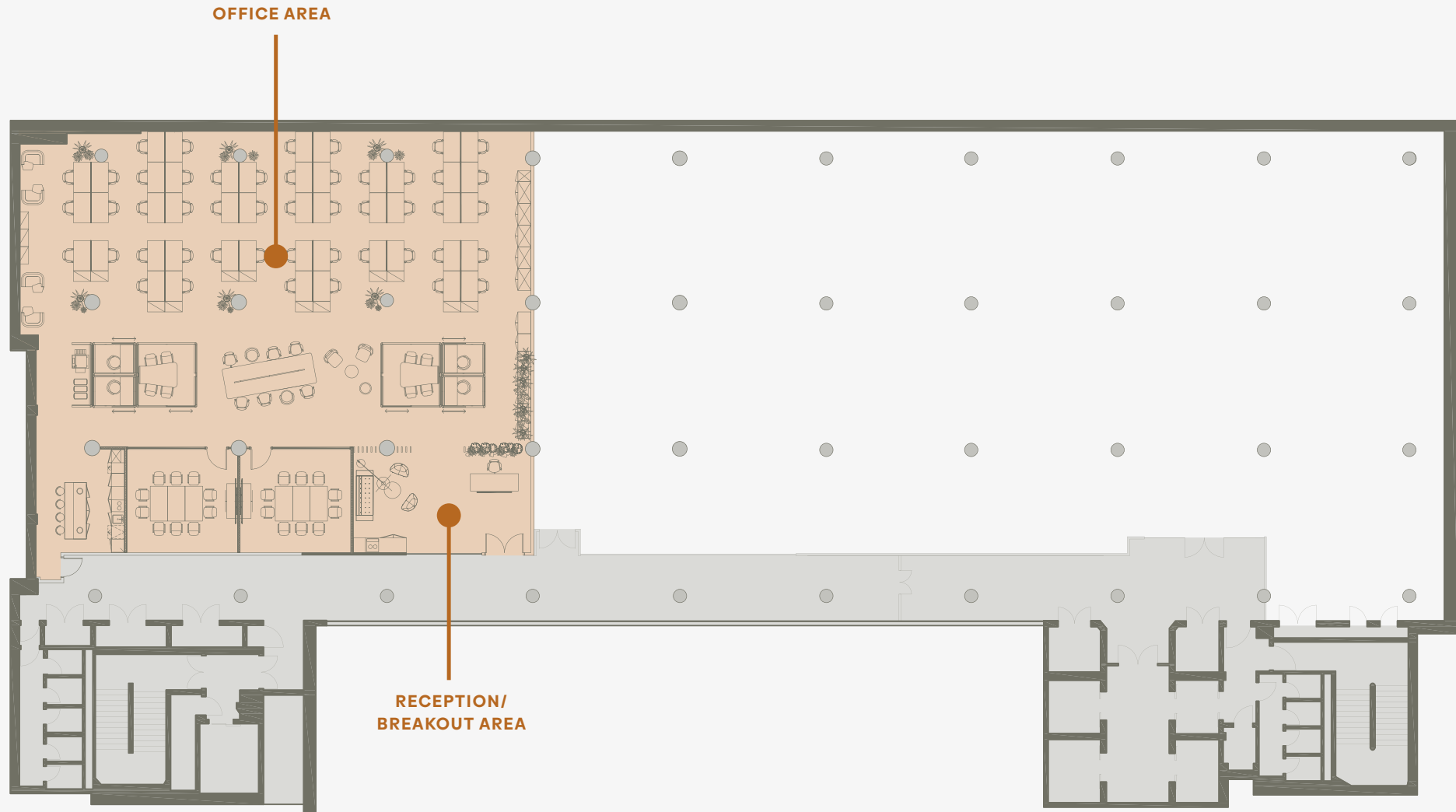
FOURTH FLOOR



FIFTH FLOOR

AVAILABLE SPACE
4,804 SQ FT (446.26 SQ M)

INDICATIVE SPACE PLAN



NOT TO SCALE



ENQUIRE NOW AND BOOK YOUR SPACE VIEWING



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