

Multi-let commercial and industrial warehousing located in West London. Last unit available at 29,363 sq ft with opportunity to split.

**Available Q1 2025**

# Bloom Hayes

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Introducing a rare opportunity to secure a multi-let space in one of West London's most established industrial hubs. Set over four acres, five units and 106,901 sq ft of Grade A sustainable industrial space, Bloom Hayes is the perfect plot for ambitious businesses looking to grow.

Located next to Hayes and Harlington station, the new Elizabeth line provides quick access to Bond Street in just under 25 minutes, and with Heathrow on your doorstep international travel is easily accessible. You'll also benefit from the M4 and M25 for travelling across the UK. Surrounded by skilled, affluent communities and within walking distance of a regenerated Hayes town centre, Bloom Hayes offers everything your business needs to thrive.



# A workplace to be proud of

Like all Bloom warehouses, Bloom Hayes is designed to help your operation run as seamlessly and sustainably as possible, all while creating a working environment employees can thrive in.

Aiming to achieve a Net Zero operation and EPC A rating, Bloom Hayes will deliver more cost-efficient energy usage through solar PVs, EV charge points, and air source heat pumps. Set within a landscaped yard with 24-hour security offering maximum assurance for your business. Bloom Hayes is a place people are proud to call their working home, with the buzz and amenities of the town centre nearby.



# Unit 33 / 35

- Mix of single and two story fully operational warehouses, featuring improved premium specifications
- Extensive internal and external refurbishment underway
- Up to 350 KVA power capacity available
- Resurfaced self contained yards for individual units
- 24/7 access to site
- Quoting £30 per square foot
- Combined units available upon request

Unit	Ground floor (sq ft)	First floor (sq ft)	Second Floor (sq ft)	Total (sq ft)	Let or available
Unit 25	12,502	1,812	1,723	16,037	Let
Unit 27	13,885	1,619	1,619	17,123	Let
Unit 29 / 31	23,793	3,103	3,103	29,999	Let
<b>Unit 33 / 35</b>	<b>26,283</b>	<b>3,080</b>	-	<b>29,363</b>	<b>Available</b>
Unit 37 / 39	12,862	1,517	-	14,379	Let





**UNIT 33 / 35**

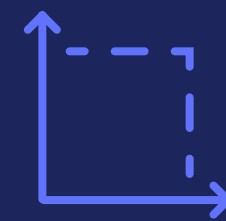
29,363 sq ft total  
Opportunity to split

# Specification

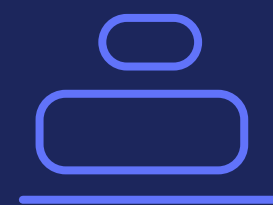
Bloom Hayes is undertaking internal and external refurbishments to offer high quality specifications with upgraded features to ensure all occupier needs are met.



5 - 6m minimum clear internal height



12 - 20m yard depth



30 kN per sq m floor loading



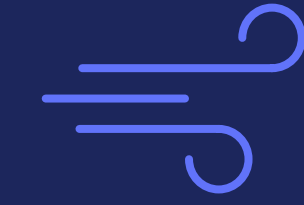
3 level access electric loading doors



Fully fitted offices



WCs and shower facilities



Comfort cooling/heating



24/7 access available



Secured gated yard



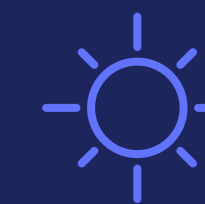
Up to 350 KVA power capacity available



EPC A targeted



LED lighting



Solar panels & EV charging points



Air Source Heat Pumps

← London  
🚗 15 miles

↑ Heathrow Airport  
🚗 10 mins

→ Stockley Park  
🚶 17 mins

← Hayes High Street  
🚶 10 mins

← 🚉 Hayes & Harlington Station  
🚶 5 mins

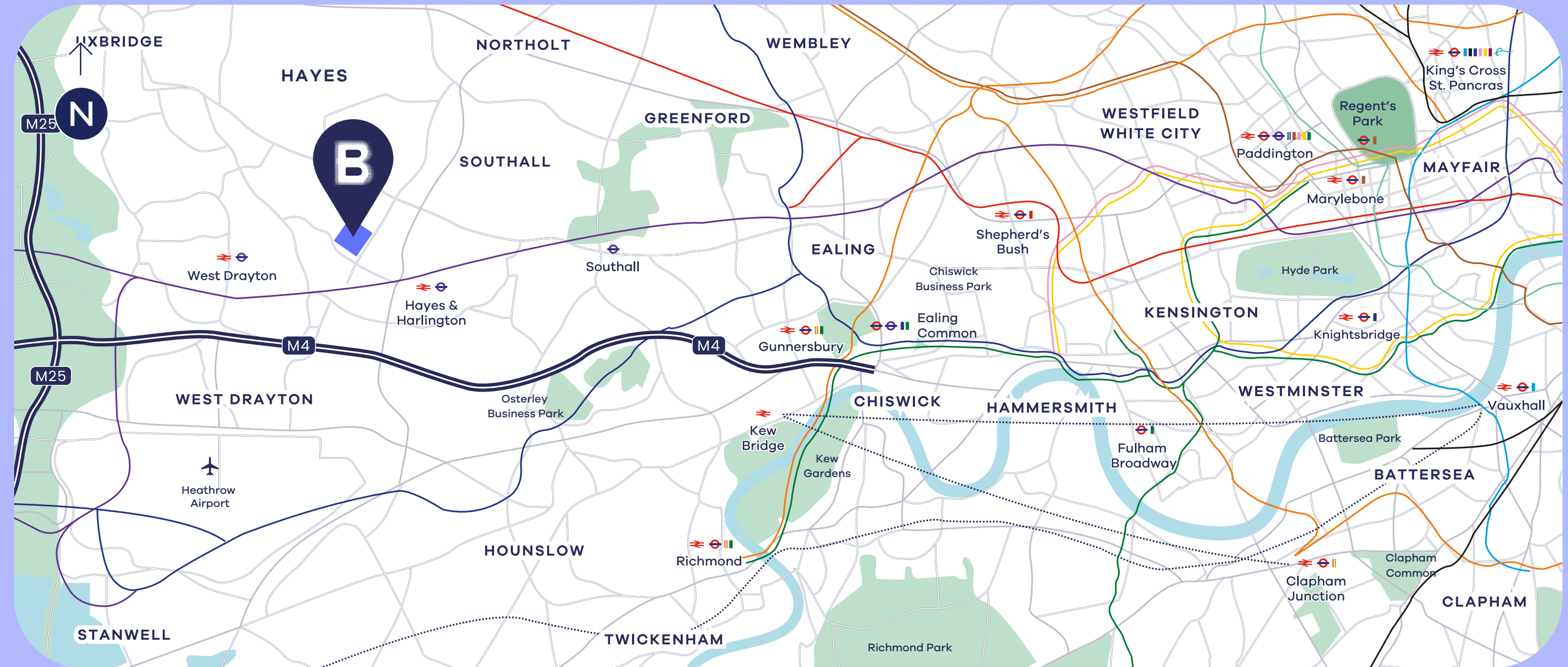
**UNIT 33**  
14,681 SQ FT












**UNIT 35**  
14,681 SQ FT

# Get where you need to be

Bloom Hayes is strategically placed to provide rapid transport links into Greater London and neighbouring towns. With the Elizabeth Line on your doorstep, traveling into Central London and Reading is extremely fast, with Bond Street only 25 minutes away. To travel further afield the M4, M25 and M40 gives your business the options it needs.

West London itself has a large skilled labour pool with both Slough and Watford within a 30-minute commute. The neighbouring locations of Richmond, Twickenham and Ealing are vibrant, affluent areas providing ample opportunities.



<b>A312</b>	<b>1.0 miles</b>	<b>Hayes &amp; Harlington</b>	 	<b>0.1 miles</b>
<b>M4 (Junction 3)</b>	<b>1.5 miles</b>	<b>Southall</b>		<b>2.7 miles</b>
<b>M25 (Junction 15)</b>	<b>4.2 miles</b>	<b>Hounslow West</b>		<b>3.5 miles</b>
<b>Central London</b>	<b>14.7 miles</b>	<b>West Drayton</b>	 	<b>3.6 miles</b>
<b>Heathrow Airport</b>	<b>3.4 miles</b>	<b>Heathrow Terminals 2 &amp; 3</b>	  	<b>3.9 miles</b>
<b>London City Airport</b>	<b>34.1 miles</b>	<b>Uxbridge</b>	 	<b>4.7 miles</b>
<b>Luton Airport</b>	<b>34.9 miles</b>			
<b>Gatwick Airport</b>	<b>42.8 miles</b>			

# Reach new heights

Europe's largest airport is just 10 minutes away from the development, making international travel easily accessible. Heathrow Airport is connected to all major trading locations across the world, reaching 239 destinations in 89 different countries.

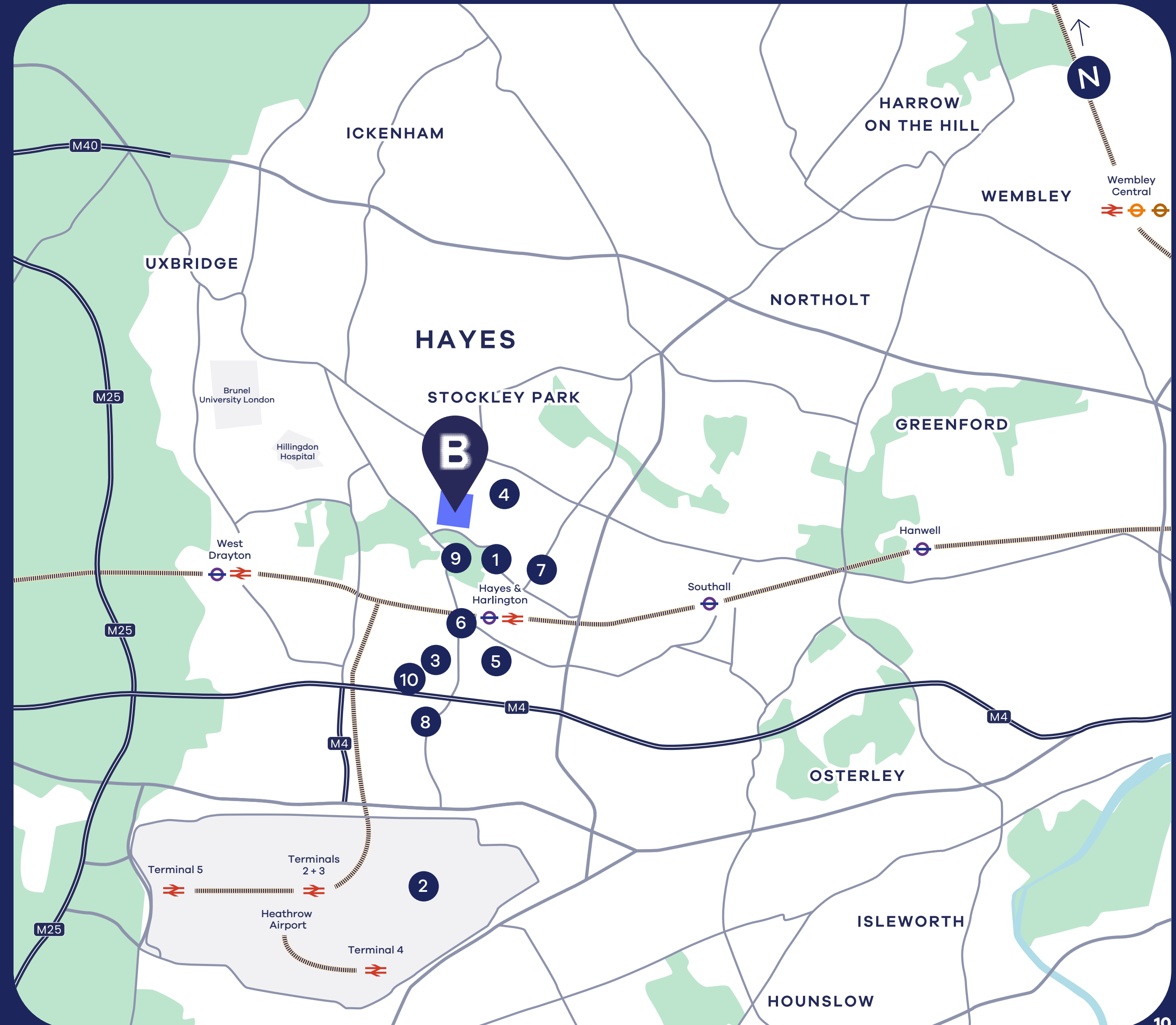


# Just around the corner

Five minutes from Hayes & Harlington station, this is a destination on the up.

Undergoing a real transformation, Hayes town centre is being upgraded with new public landscaping, planting and cycle lanes. It's also home to a host of amenities, from theatres to climbing walls, homely cafes to listed pubs. Surrounded by parks, there's plenty of outdoor space for employees to enjoy.

- |                              |                          |
|------------------------------|--------------------------|
| 1 Hayes & Harlington station | 6 The Nest Climbing      |
| 2 Heathrow                   | 7 Bon Cafe               |
| 3 Harlington Sports Centre   | 8 The White Hart         |
| 4 The Beck Theatre           | 9 Lake Farm Country Park |
| 5 ASDA superstore            | 10 Goals Heathrow        |

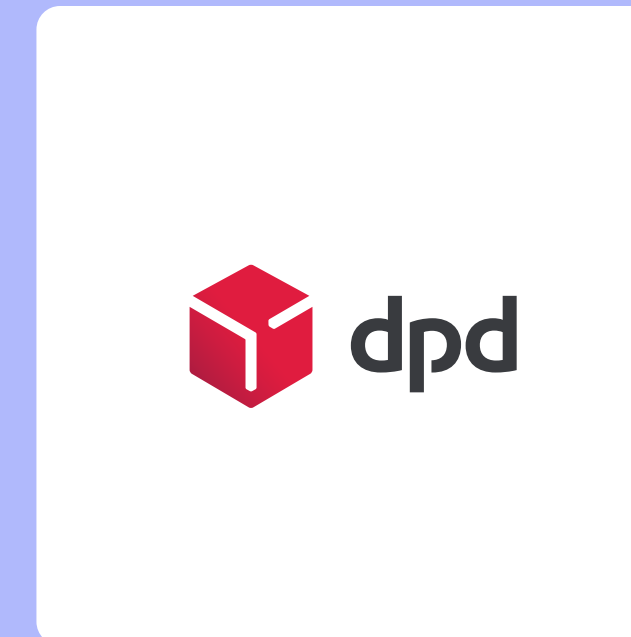


Map is approximate and is for illustrative purposes only.

# Meet your neighbours

Hayes is an established logistics hub within West London, with scores of established companies calling it home. Adding a touch of glamour, the region is particularly popular within the film industry, with lighting rental providers like Panalux keeping inventory nearby and West London Film Studios shooting in local warehouses.

With our proximity to central London, you'll also find lots of couriers in the area – including DHL and DPD. A neighbourhood of ambitious businesses, it's an industrial destination bursting with logistics action and companies ready to collaborate with each other.



# Local insight

📍 3 mile radius

# 315,475

2027 Population projection

# 108,505

2027 household projection

# 168,998

Total employees

# £39,300

2027 estimated household income



# Bloom

## URBAN WAREHOUSES

 Clayton Road,  
London, UB3 1AN

 fade.angel.belt



### For more information:

**visit:** [bloom-urban.com](https://bloom-urban.com)

**email:** [enquiries@bloom-developments.co.uk](mailto:enquiries@bloom-developments.co.uk)

### For letting enquiries:

#### **DTRE**

**Jake Huntley**

[jake.huntley@dtre.com](mailto:jake.huntley@dtre.com)

07765 154 211

#### **CBRE**

**William Abbot**

[William.Abbot@cbre.com](mailto:William.Abbot@cbre.com)

07827 946 281

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