

Unbox the best logistics
space for your business



boxyard

H A Y E S

4 Outstanding Warehouse / Logistics Units
15,458 – 83,746 sq ft

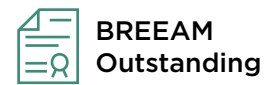
**AVAILABLE FOR OCCUPATION
IN SUMMER 2025**

BOXYARD | RIGBY LANE | HAYES | UB3 1DQ
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**4 brand new, outstanding
units available to let**

15,458 – 83,746 sq ft

Boxyard pushes the bar in sustainability, EPC A+ and BREEAM Outstanding are part of the vision to attain Net Carbon Zero.



Boxyard is a self contained, secure, gated site in Hayes, comprising 4 new cutting edge warehouse units, with all boxes ticked.

Boxyard has been designed to suit a range of storage, distribution, manufacturing and studio uses and offers a new, connected destination for businesses to excel.

Each unit has first floor office and mezzanine spaces, with key features that include, a large loading area with multiple loading doors, 12.5m eaves, passenger lifts and full height glazing to all first floor accommodation.

Occupiers benefit from natural daylight via full height glazing to office and mezzanine spaces and rooflights to warehouse areas. PV generated power is a direct benefit for the occupant.





Multi-use storage, all boxes ticked



Tenant benefits
from full PV
provision



Level access
loading doors



EV charging



Showers and
changing facilities



EPC A+



BREEAM
outstanding



700kVa



Net carbon
zero



Full height glazing
to office and
mezzanine space



Flexible units



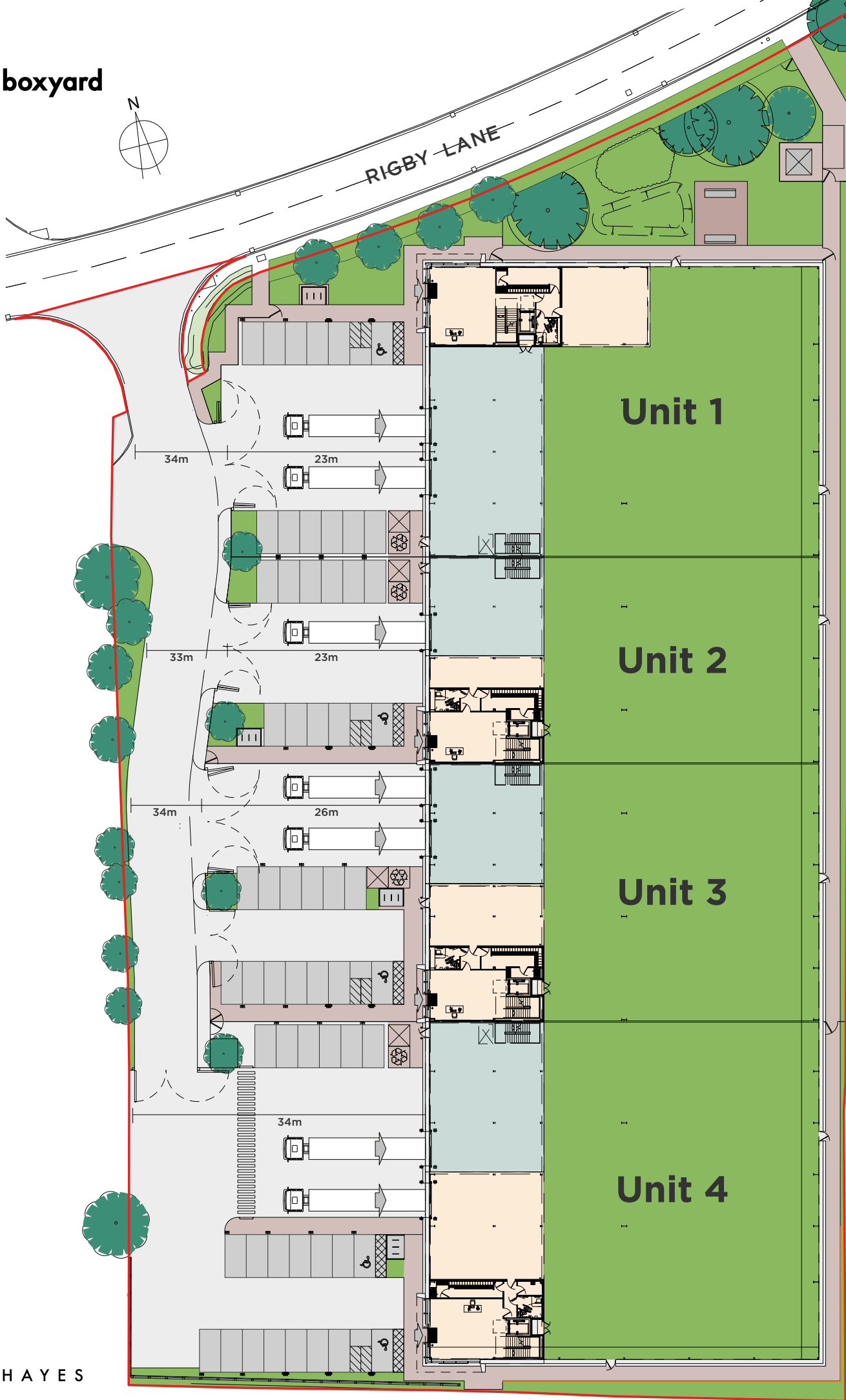
15kn structural
mezzanines



50kn per sq m
loading



Up to 34m
yard depth



1st Floor Office 1st Floor Mezzanine

UNIT 1	SQ M	SQ FT
Ground Floor	1,579	16,997
1st Fl Office	254	2,734
Mezzanine	335	3,606
TOTAL	2,168	23,337



23 Metre Yard



2 Loading Doors



12 Car Parking Spaces



2 EV Charging Bike Spaces

UNIT 2	SQ M	SQ FT
Ground Floor	1,108	11,927
1st Fl Office	171	1,841
Mezzanine	157	1,690
TOTAL	1,436	15,458



23 Metre Yard



1 Loading Door



11 Car Parking Spaces



2 EV Charging Bike Spaces

UNIT 3	SQ M	SQ FT
Ground Floor	1,385	14,908
1st Fl Office	219	2,357
Mezzanine	191	2,056
TOTAL	1,795	19,321



26 Metre Yard



2 Loading Doors



13 Car Parking Spaces



2 EV Charging Bike Spaces

UNIT 4	SQ M	SQ FT
Ground Floor	1,836	19,763
1st Fl Office	306	3,294
Mezzanine	239	2,573
TOTAL	2,381	25,630



34 Metre Yard



2 Loading Doors



22 Car Parking Spaces



2 EV Charging Bike Spaces

TOTAL	7,780 SQ M	83,746 SQ FT
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Unit 1

23,337 SQ FT

16,997 SQ FT
GROUND FLOOR

2,734 SQ FT
FIRST FLOOR OFFICE

3,606 SQ FT
MEZZANINE



23 Metre Yard
34m to road



2 Loading
Doors



12 Car
Parking Spaces



2 EV Charging
Bike Spaces



12.5m Eaves
Clearance



15kn structural
mezzanines



Potable Water
Capacity
0.75 litres / sec



Electrical Supply
Capacities
185kVA Power



CO₂ Saving
36.7 (Tonnes/yr)



Target PV Generation
70,690 (kWH/yr)



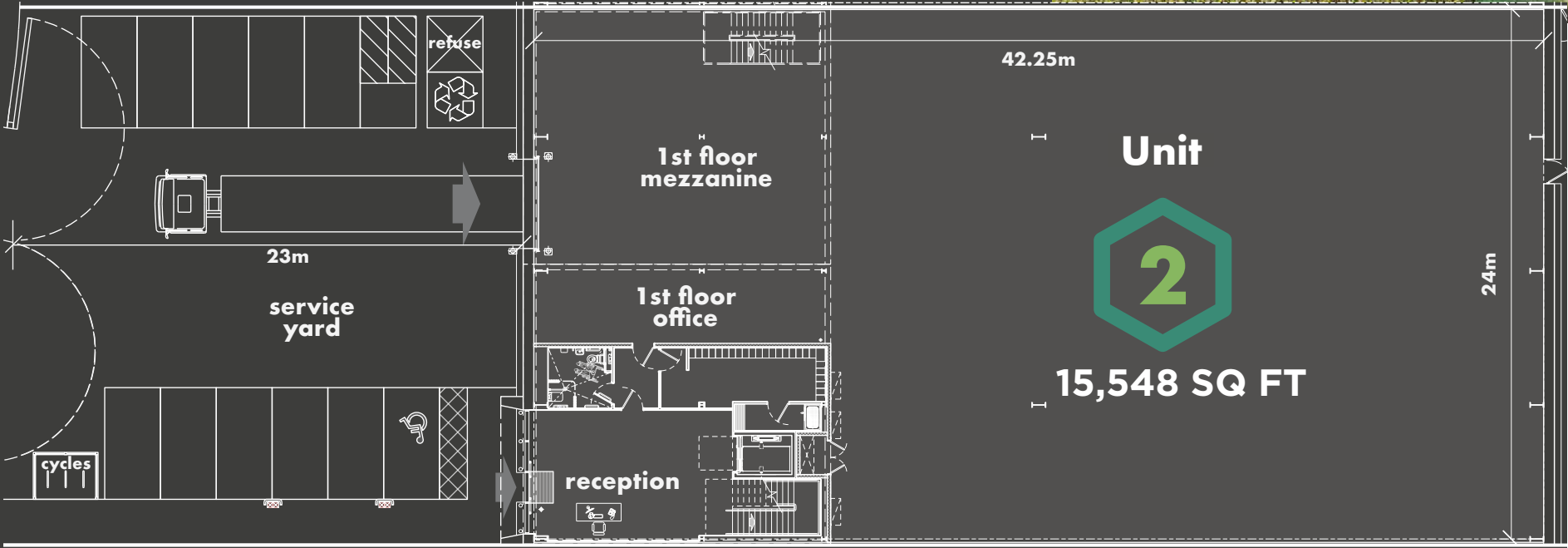
Unit 2

15,548 SQ FT

11,297 SQ FT
GROUND FLOOR

1,841 SQ FT
FIRST FLOOR OFFICE

1,690 SQ FT
MEZZANINE



- | | | | |
|---|--|--|---|
| 
23 Metre Yard
34m to road | 
1 Loading Door | 
11 Car Parking Spaces | 
2 EV Charging Bike Spaces |
| 
12.5m Eaves Clearance | 
15kn structural mezzanines | 
Potable Water Capacity
0.75 litres / sec | 
Electrical Supply Capacities
150kVA Power |
| 
CO ₂ Saving
30.1 (Tonnes/yr) | 
Target PV Generation
58,066 (kWh/yr) | | |



Unit 3

19,321 SQ FT

14,908 SQ FT
GROUND FLOOR

2,357 SQ FT
FIRST FLOOR OFFICE

2,056 SQ FT
MEZZANINE



26 Metre Yard
34m to road



2 Loading
Doors



13 Car
Parking Spaces



2 EV Charging
Bike Spaces



12.5m Eaves
Clearance



15kn structural
mezzanines



Potable Water
Capacity
0.75 litres / sec



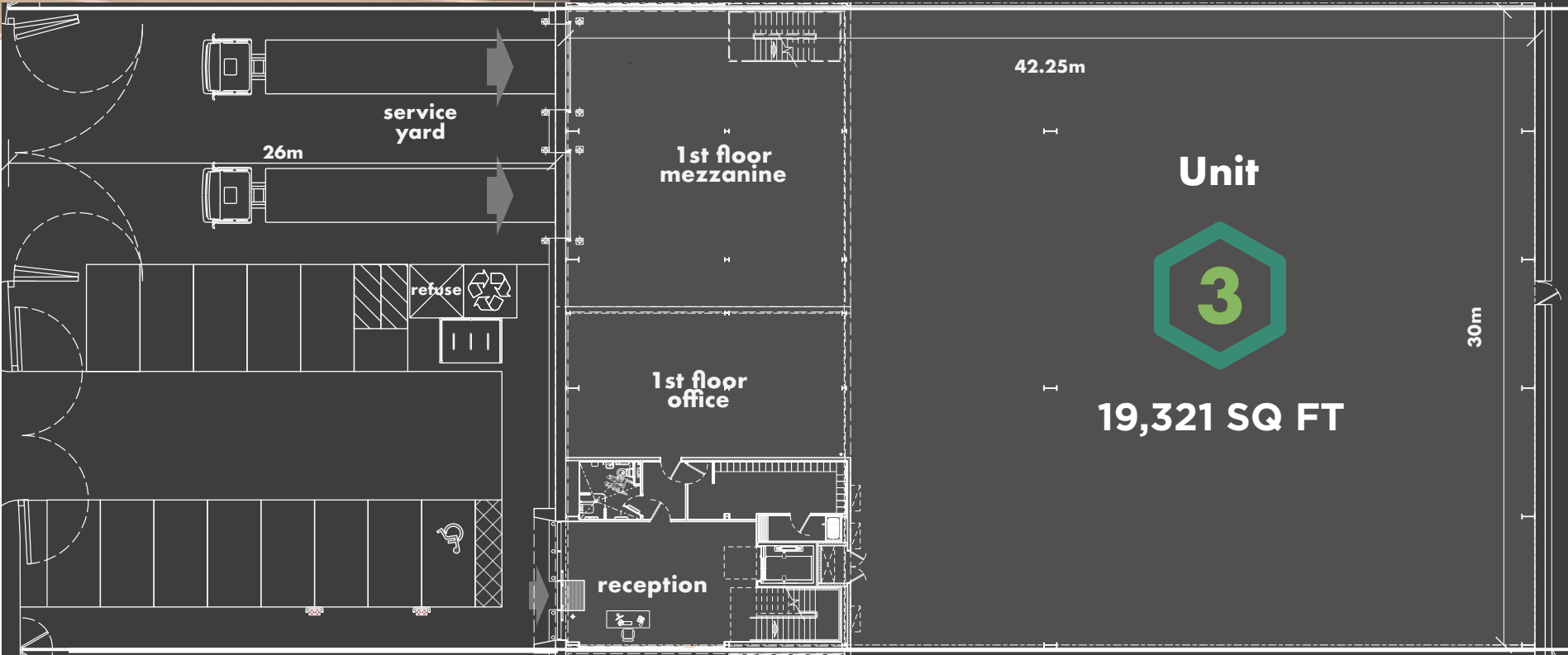
Electrical Supply
Capacities
160kVA Power



CO₂ Saving
33.2 (Tonnes/yr)



Target PV Generation
64,019 (kWH/yr)





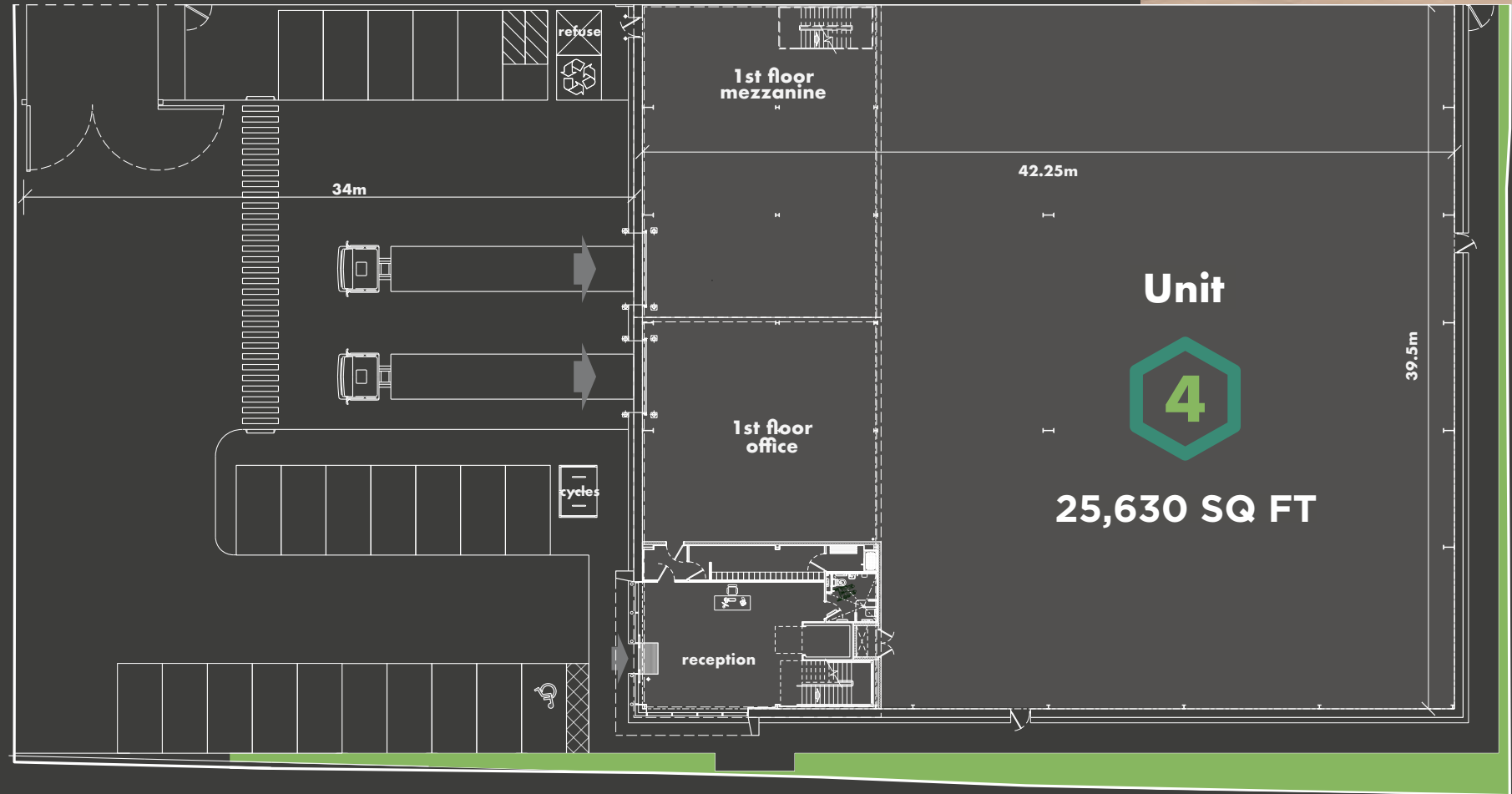
Unit 4

25,630 SQ FT

19,763 SQ FT
GROUND FLOOR

3,294 SQ FT
FIRST FLOOR OFFICE

2,573 SQ FT
MEZZANINE



34 Metre Yard



2 Loading
Doors



22 Car
Parking Spaces



2 EV Charging
Bike Spaces



12.5m Eaves
Clearance



15kn structural
mezzanines



Potable Water
Capacity
0.75 litres / sec



Electrical Supply
Capacities
185kVA Power



CO₂ Saving
38.1 (Tonnes/yr)



Target PV Generation
73,431 (kWH/yr)



Boxes of room (12.5m eaves)

The storage solution considered is a VNA racking system with 1.7m wide aisles storing euro-pallets of the following dimensions:

Full Pallet: L=1200mm, W=800mm, H=1000mm

Part Pallet: L=1200mm, W=800mm, H=700mm

UNIT 1

Full Pallet Count	3,613
Part Pallet Count	42
Pick Carton Count	2,394

UNIT 2

Full Pallet Count	3,170
Part Pallet Count	30
Pick Carton Count	1,386

UNIT 3

Full Pallet Count	4,438
Part Pallet Count	42
Pick Carton Count	966

UNIT 4

Full Pallet Count	5,706
Part Pallet Count	54
Pick Carton Count	1,722



ESG



BREEAM
Outstanding



EPC A+



Net Carbon
Zero

Boxyard puts sustainability and well-being at the forefront of its performance agenda.

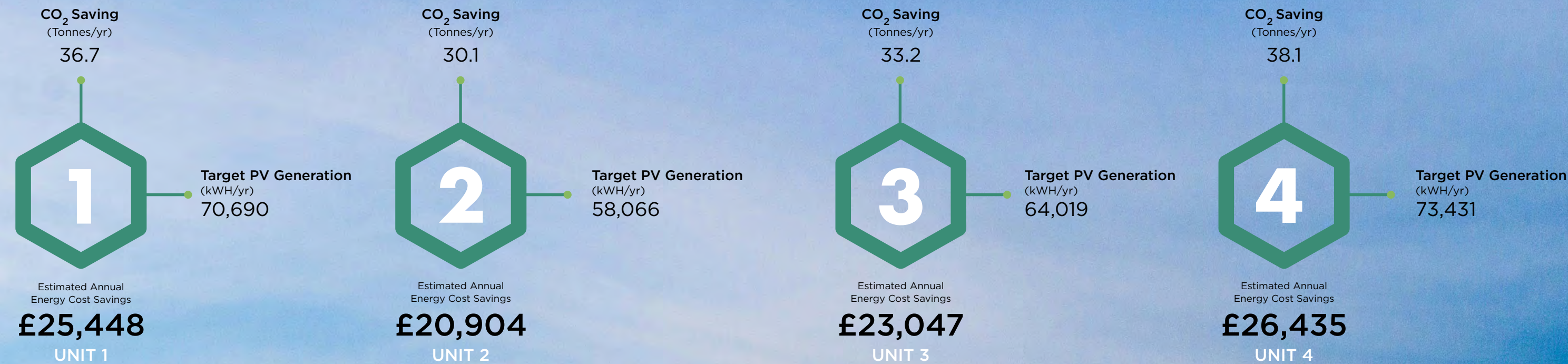
All Boxyard units are Net Carbon Zero, BREEAM Outstanding and EPC A+.

Building features include roof photovoltaics and PIR sensitive LED lighting to reduce energy costs, extensive glazing to maximise light. EV and cargo-bike charging feature alongside cycle shelters to promote sustainable travel.

All units have end of journey facilities with changing and shower rooms, and super loos as standard.

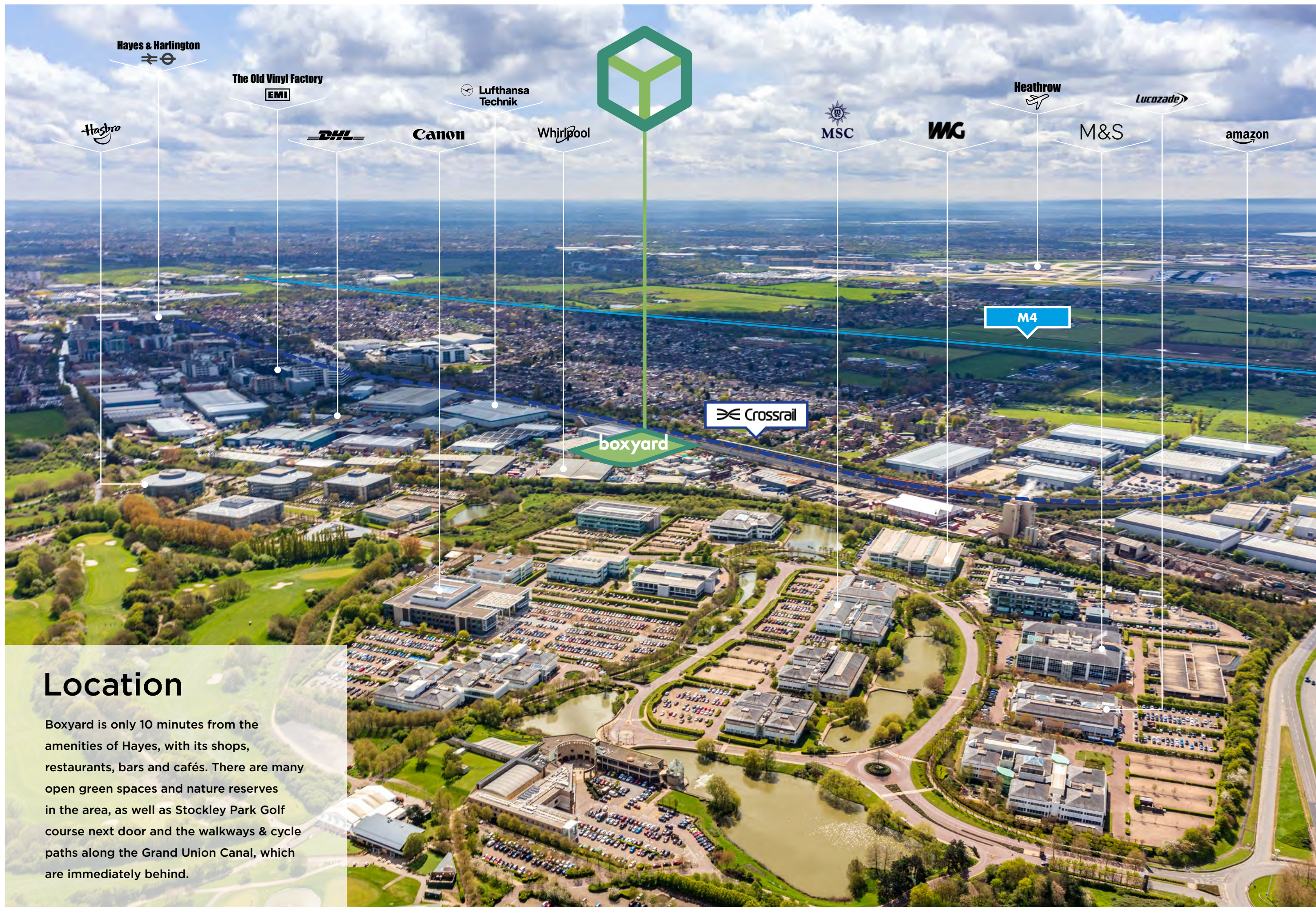
Landscaped features surround the development to provide amenity space and on site biodiversity net gain.





COST SAVING

All Boxyard units are Net Carbon Zero. Power generated from the Photovoltaic roof panels are a direct benefit to the tenant and support each units respective power drawn from the grid.



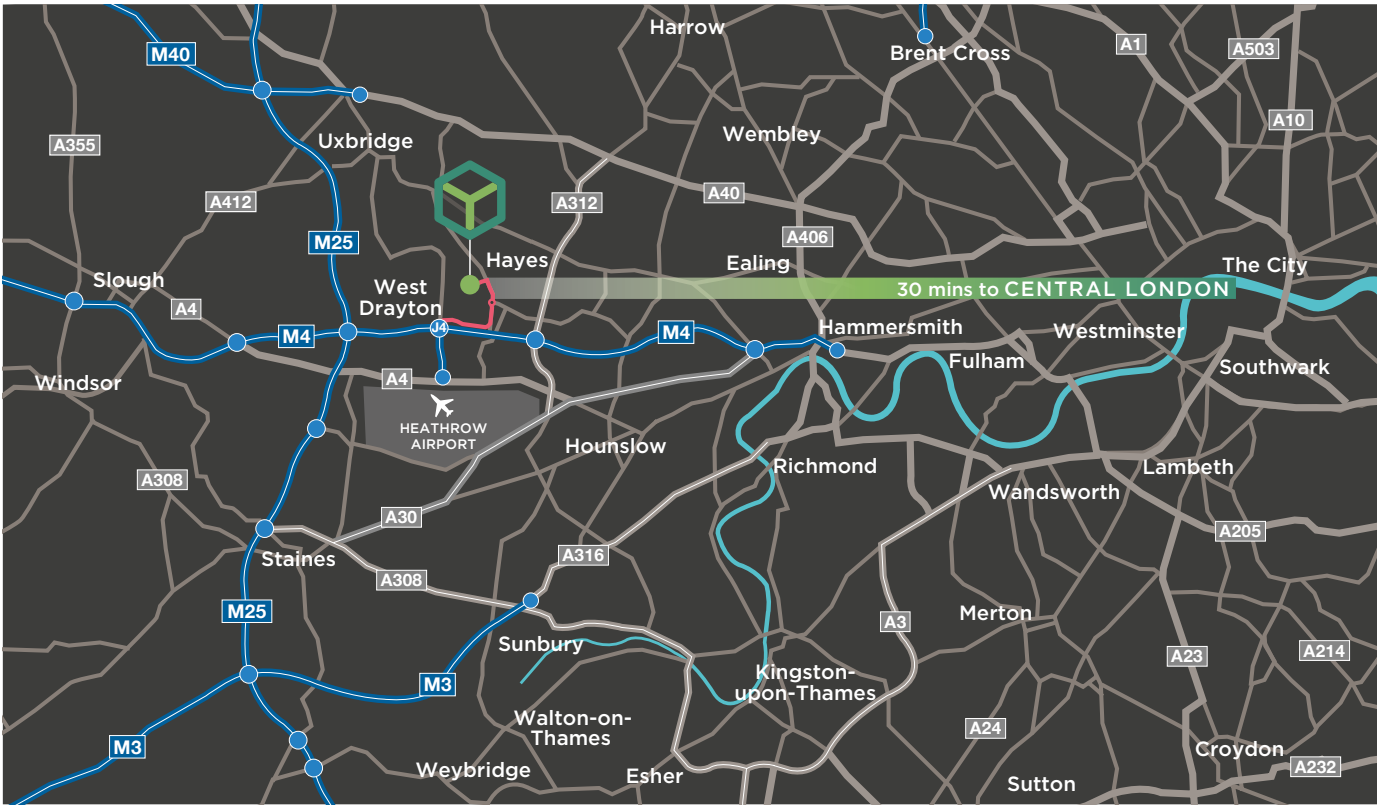
Location

Boxyard is only 10 minutes from the amenities of Hayes, with its shops, restaurants, bars and cafés. There are many open green spaces and nature reserves in the area, as well as Stockley Park Golf course next door and the walkways & cycle paths along the Grand Union Canal, which are immediately behind.

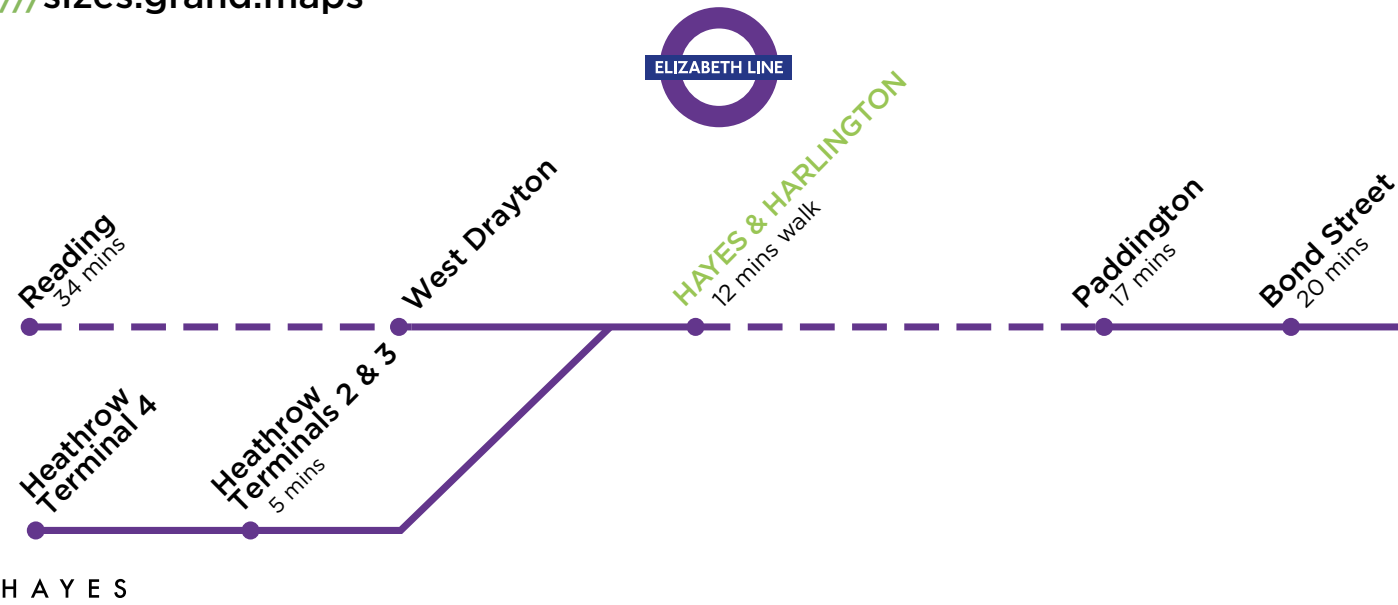
Connections

Boxyard is strategically located on Rigby Lane in the centre of the Hayes industrial area. Boxyard delivers swift access to London’s arterial road network within minutes. Connectivity with the M4 and M25 brings Boxyard exceptionally close to London, Heathrow and the wider UK network.

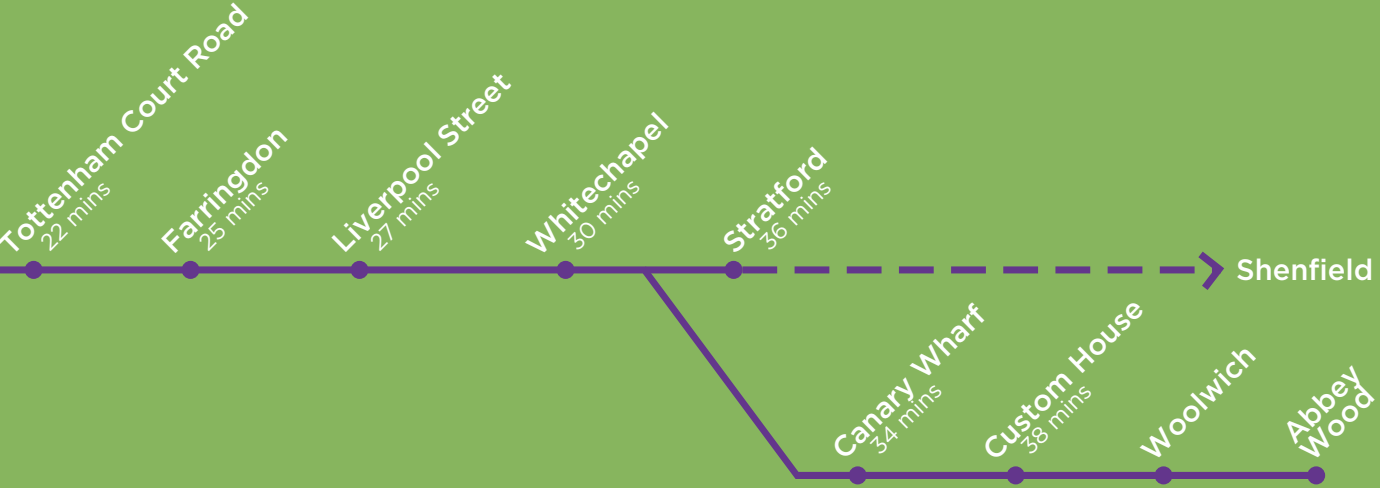
Destination drive times	miles	mins
Hayes & Harlington Station (Elizabeth Line)	0.6 (12 mins walk)	3
M4 (J3)	2.3	7
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40 Target Roundabout	5.1	12
M25 (J15)	4.1	9
M40 (J1)	6	15
Heathrow Cargo	8.1	15
Central London	16.7	30



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H A Y E S



Amenities





Unbox the best logistics
space for your business





BOXYARD | RIGBY LANE | HAYES | UB3 1DQ

A development by



WRENBRIDGE



FIERA
REAL ESTATE

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This brochure, the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a Gross External Area basis and should be verified by interested parties. 2024

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