



Hawkers Yard

Built for business

AVAILABLE TO LET Q2 2020

7 New Industrial, Warehouse & Trade Counter Units

Units from 2,540 - 25,662 sq ft | Ruislip, HA4 0XT

Welcome to Hawkery Yard

A new hub for trade, industry, logistics and modern enterprises

Hawkers Yard will be home to seven high-specification units, offering flexible floor space and generous eaves height (up to 10m) in a prime west London location, close to the A40.

Each occupier will benefit from best-in-class design, purpose-built for efficiency providing a comfortable working environment, with high-speed broadband connectivity and leading energy-saving technologies. Your new hub's location is second to none, with exceptional transport links to central London, the UK and overseas.

13,500+ VAT-registered enterprises based in Hillingdon borough

Next door and nearby

Carphone Warehouse
Currys PC World
Homebase
Ocado Spoke
Selco Builders Warehouse

Tesco Express
Travis Perkins
Toolstation
Wickes

A workforce on tap

Skilled and experienced local labour force with 18% employed in manufacturing, transportation and skilled trades*

9.45%

Increase in population by 2038

Customers all around

5,259,377 population catchment within a 45 minute drive

82%

Of the local labour pool are economically active; sitting above national average

* data collated from 5,259,377 catchment within a 45 minute drive of Hawkery Yard





Units 1-5

2,540 - 8,374 sq ft available

Indicative CGI view of Hawkerc's Yard

Units A-B

Up to 25,662 sq ft available
with grade A office space












Indicative CGI view of units A and B

Key Features

High-quality, open-plan work units to make your own

Hawkers Yard offers best-in-class, flexible floorspace; three units have reception areas and first-floor office accommodation, for logistics providers to food businesses and online retailers.

-  24/7 access
-  Roof-mounted solar power
-  Electric car charging points
-  DDA compliant
-  Low-energy LED lighting
-  Cycle shelters
-  Highly insulated, airtight units
-  Water-saving sanitaryware
-  High-speed Wi-Fi

Key Features

- Natural light
- Secure by design
- Yard depth for HGVs
- Units A&B: 10m eave height with 50Kn/sq m floor loading
- Units 1-5: 8m eaves height with 35-50Kn/sq m floor loading
- Shower facilities
- Suitable for classes: B1(c), B2, B8

Grade A office space (units A, B & 1)

- Fully heated
- Carpeted
- Solar controlled double glazed glass
- Raised floors
- Suspended ceiling
- Comfort cooling

Target ratings



- BREEAM 'Excellent'
- Energy Performance Certificate A

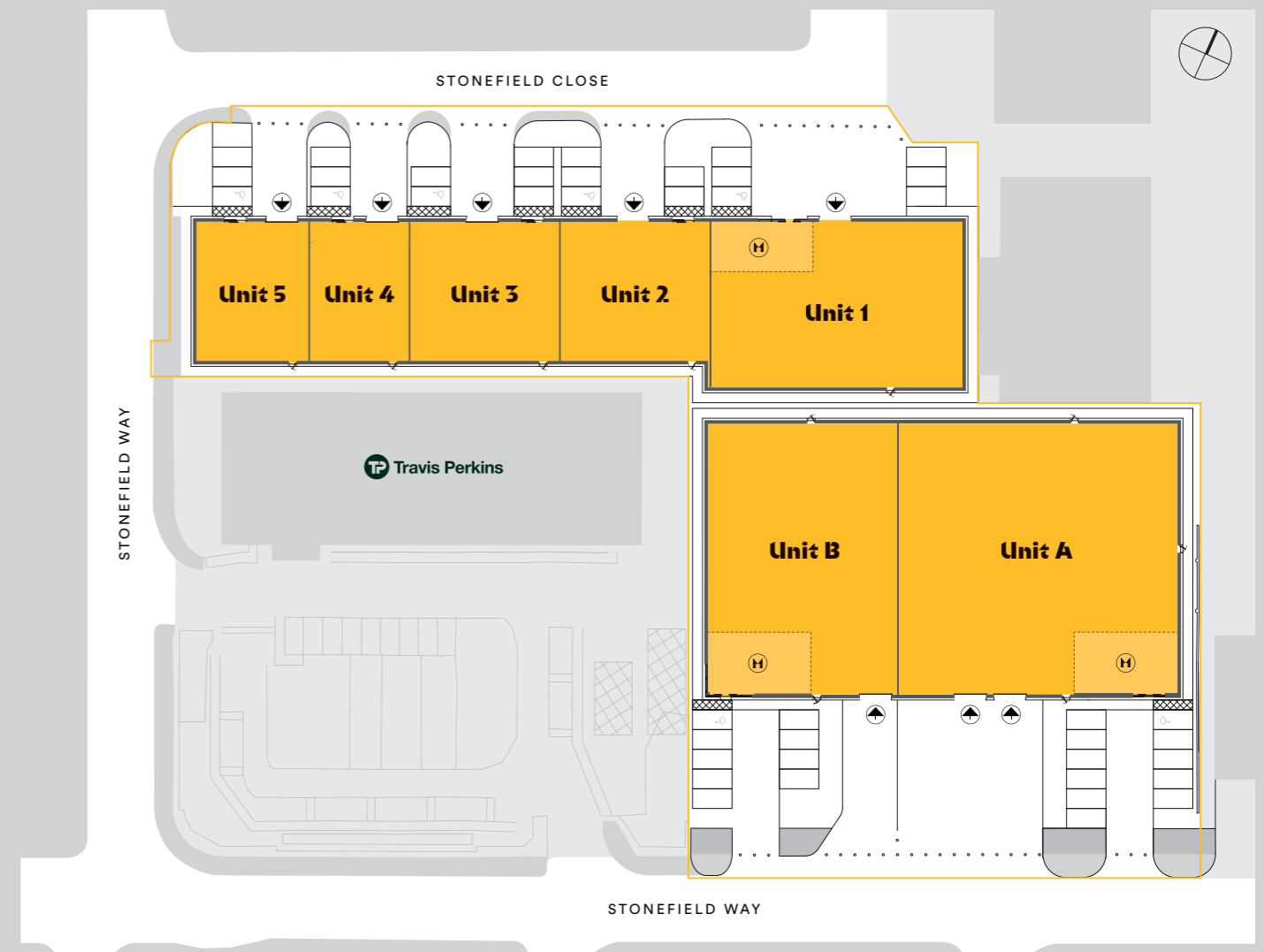
Accommodation

Schedule of areas

Unit	GEA sq m	GEA sq ft	Eaves Height (m)	Parking Spaces	Loading (kn/sq m)	Yard Depth (m)
A	1,416	15,242	10	11	50	20
B	968	10,420	10	8	50	20
A & B	2,384	25,662	10	19	50	20
1	778	8,374	8	6	50	13.85
2	353	3,800	8	5	35	13.85
3	353	3,800	8	5	35	13.85
4	236	2,540	8	3	35	13.85
5	272	2,928	8	3	35	13.85

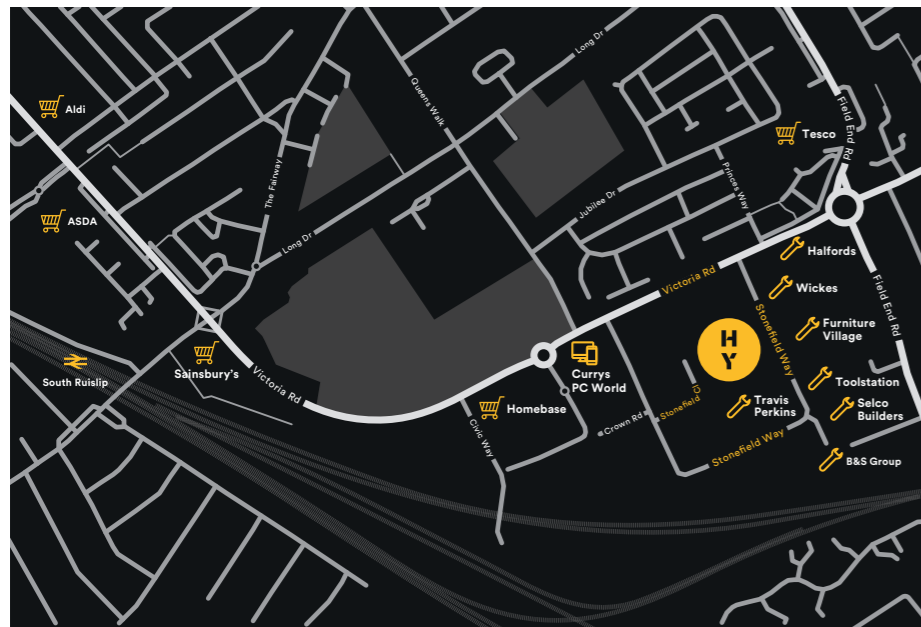
Site Map

-  Mezzanine Level
-  Loading Bay



Finding Us

Base your future business at Hawkerc Yard, West London



By rail
 South Ruislip Rail and Underground stations
 Regular services in and out of central London

0.7 miles from Hawkerc Yard
 14 minute walk



By bus
 Three bus stops within an 18 minute walk



By road
 A40 (Western Avenue)
 Convenient access into central London, the M40, M25 and the national motorway network

1.7 miles from Hawkerc Yard
 6 minute drive



By air
 Heathrow Airport
 Over 180 destinations worldwide, with the cargo terminal handling almost 70% of UK air-cargo trade

8.7 miles from Hawkerc Yard
 23 minute drive

Hawkerc Yard

Enquiries

Terms

Available on new full repairing and insuring leases. Please contact the joint sole agents for further details. Energy Performance Certificate (EPC) is available upon request.

hawkercyard.co.uk

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