

TO LET – 48,036 SQ FT HIGH QUALITY
WAREHOUSE / INDUSTRIAL UNIT

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INFINITY HAYES

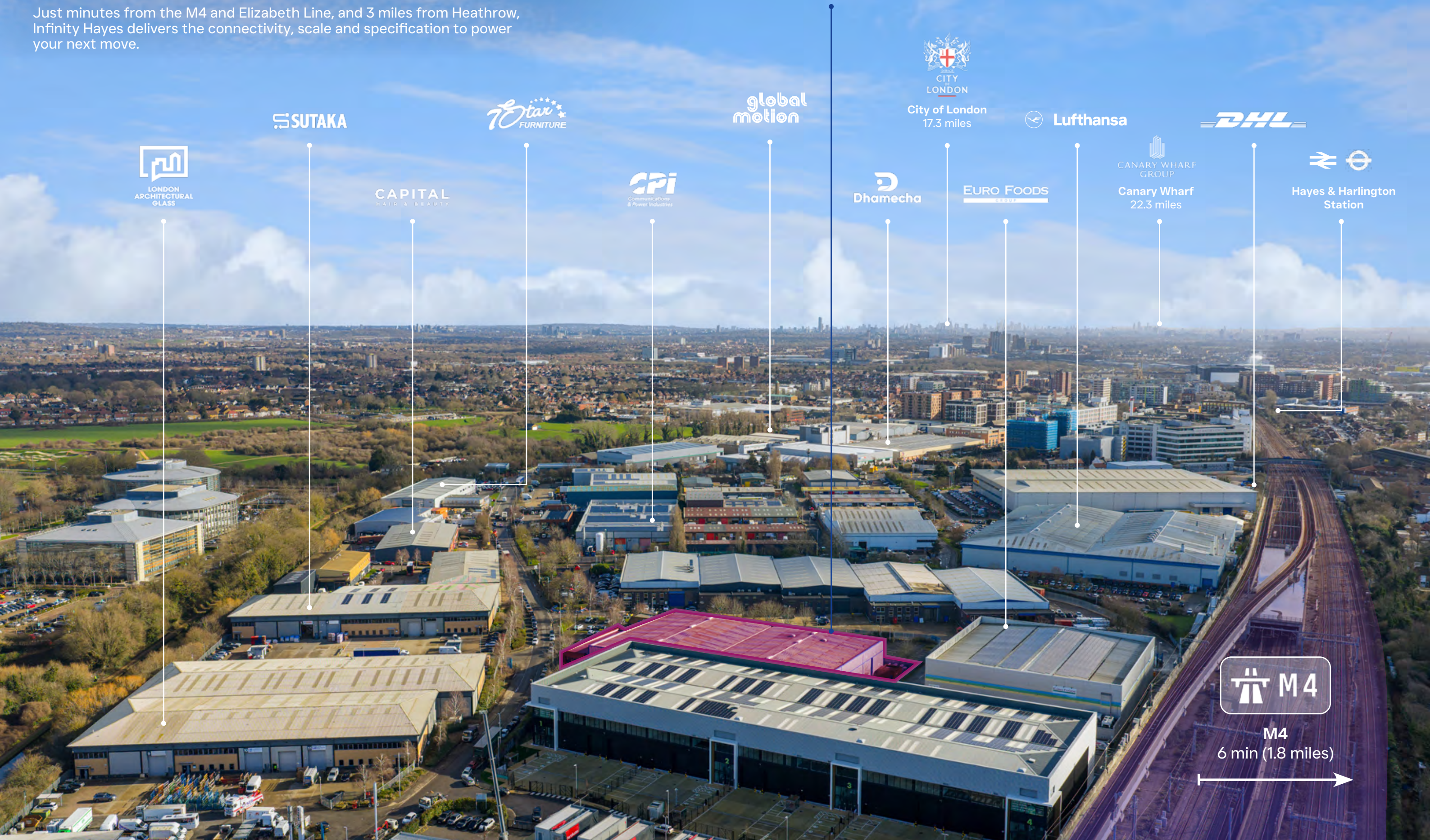
UNIT 5, SWALLOWFIELD WAY, HAYES UB3 1DQ

TO BE EXTENSIVELY REFURBISHED
(AVAILABLE Q1 2027)

Infinity Hayes is a low site cover, high-quality, self-contained 48,036 sq ft warehouse in the heart of Hayes. Secure, gated and set within a 2.3-acre site, it offers a 30m yard, extensive loading and excellent parking. E(g)(iii), B2 and B8 use permitted.

Just minutes from the M4 and Elizabeth Line, and 3 miles from Heathrow, Infinity Hayes delivers the connectivity, scale and specification to power your next move.

INFINITY HAYES



Current Layout

Available Q1 2027

- 

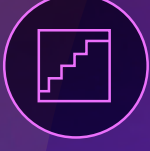
8 Dock Levellers
- 

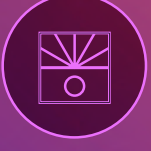
1 Level Access
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78 Car Parking Spaces
- 

30m Secure Yard
- 

45% Site Cover
- 

10m Eaves Height
- 

2 Storey Office Space
- 

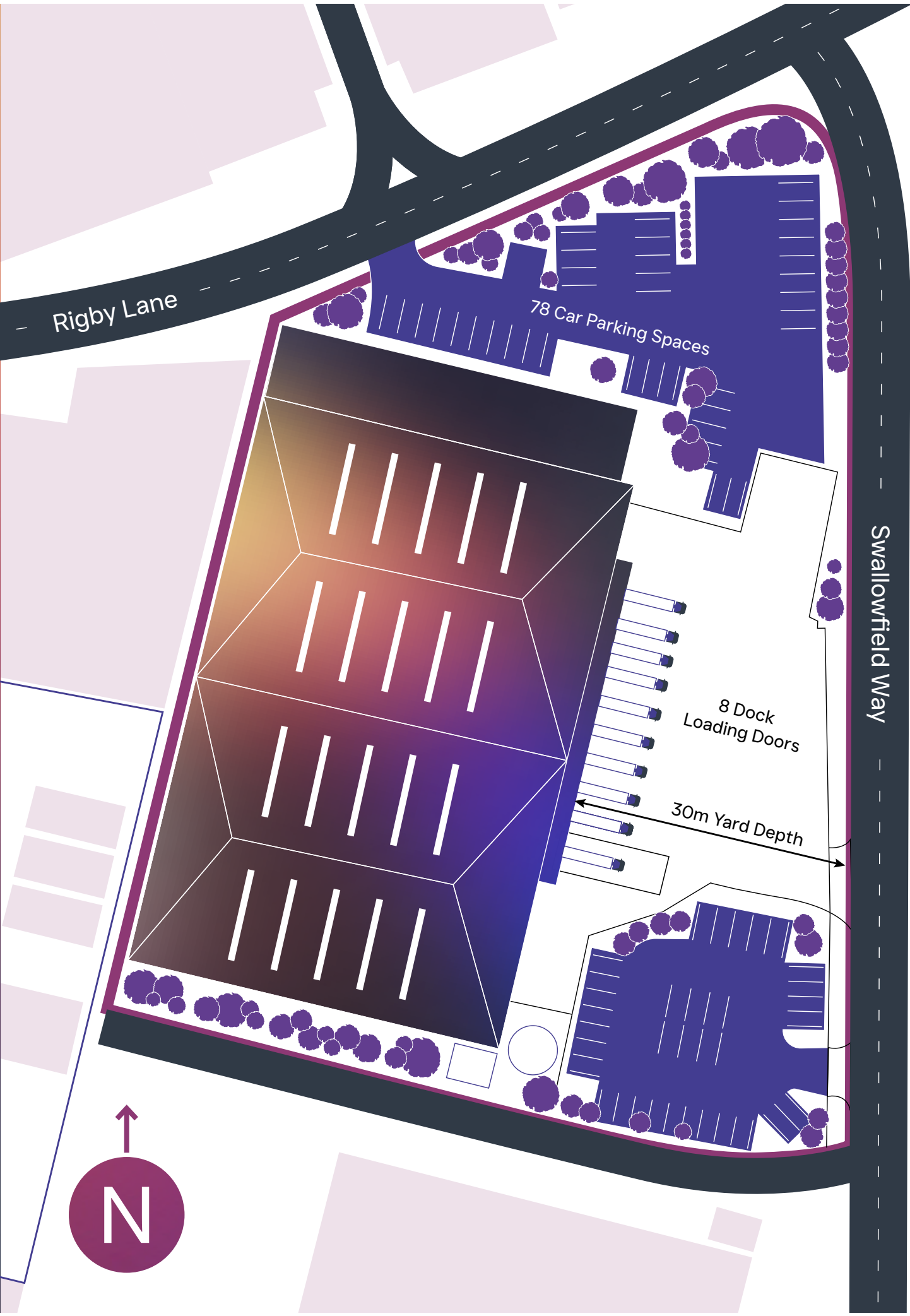
LED Lighting to Offices
- 

Potential Availability of up to 500 KVA
- 

Secure Site and Clear Span Space

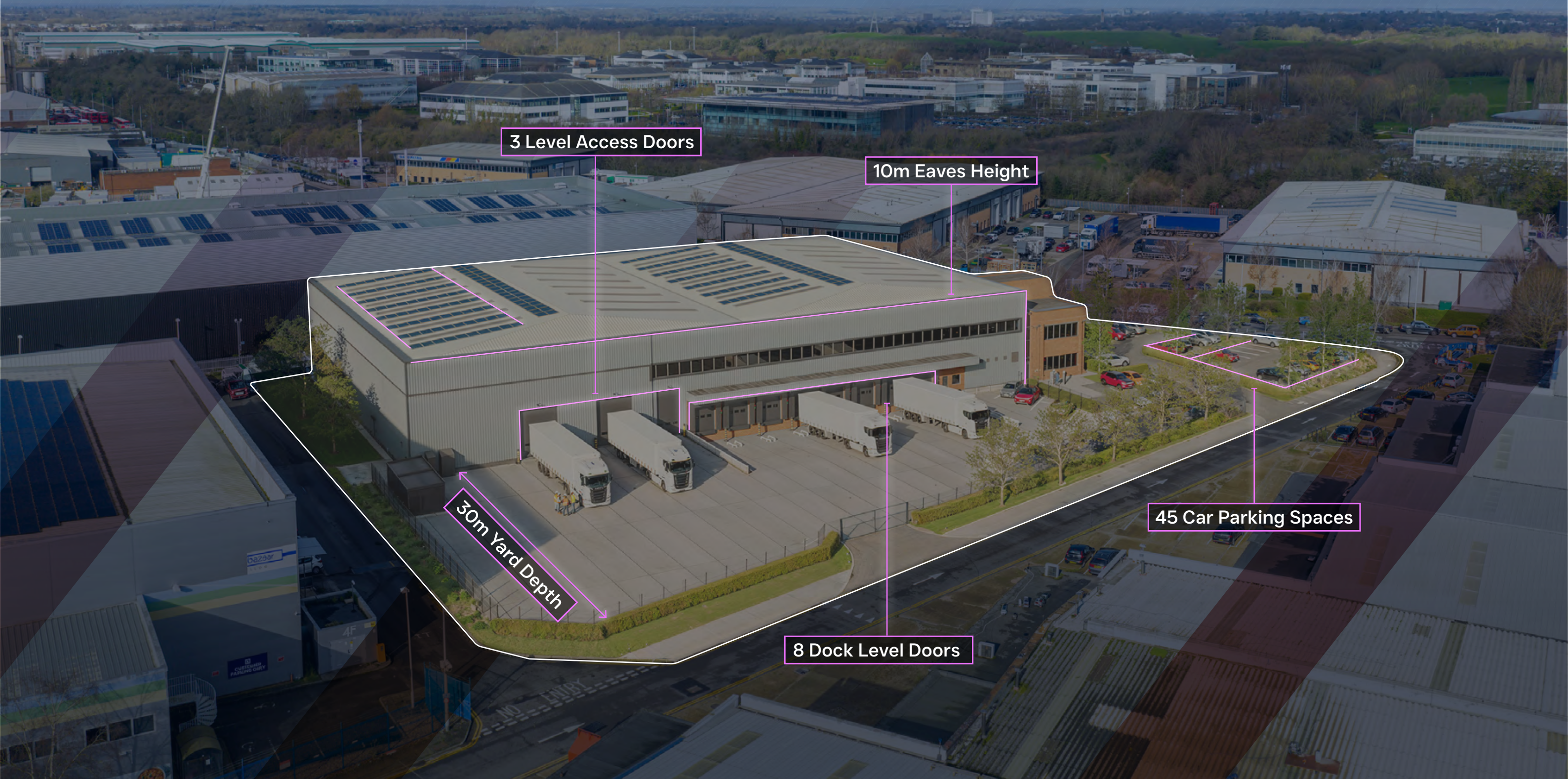
The detached unit offers excellent external space along with dedicated warehouse W/C facilities. The two-storey office accommodation is arranged in an open-plan format and includes separate office W/Cs, shower facilities, and a canteen/kitchenette. The entire site is to undergo refurbishment.

Area	Sq Ft (GEA)	Sq M (GEA)
Ground Floor	4,744	440.77
First Floor	4,744	440.77
Warehouse	38,548	3,581.18
Total (GEA)	48,036	4,462.72



The Future of Infinity Hayes

The proposed refurbishment will create a modern, efficient warehouse designed around today's operational requirements, with improved loading provision, increased level access, upgraded parking and enhanced external areas. Combined with generous yard space and practical office amenities, including open-plan offices, shower facilities, dedicated warehouse W/Cs and a kitchenette, the building is being repositioned for its next generation of occupiers.



3 Level Access Doors

10m Eaves Height

30m Yard Depth

8 Dock Level Doors

45 Car Parking Spaces

Refurbished Layout

Available Q1 2027

- 

8 Dock Levellers
- 

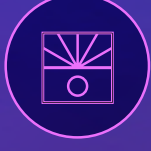
3 Level Access
- 

45 Car Parking Spaces
- 

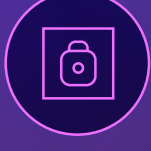
30m Secure Yard (0.66 Acres)
- 

45% Site Cover
- 

10m Eaves Height
- 

2 Storey Office Space
- 

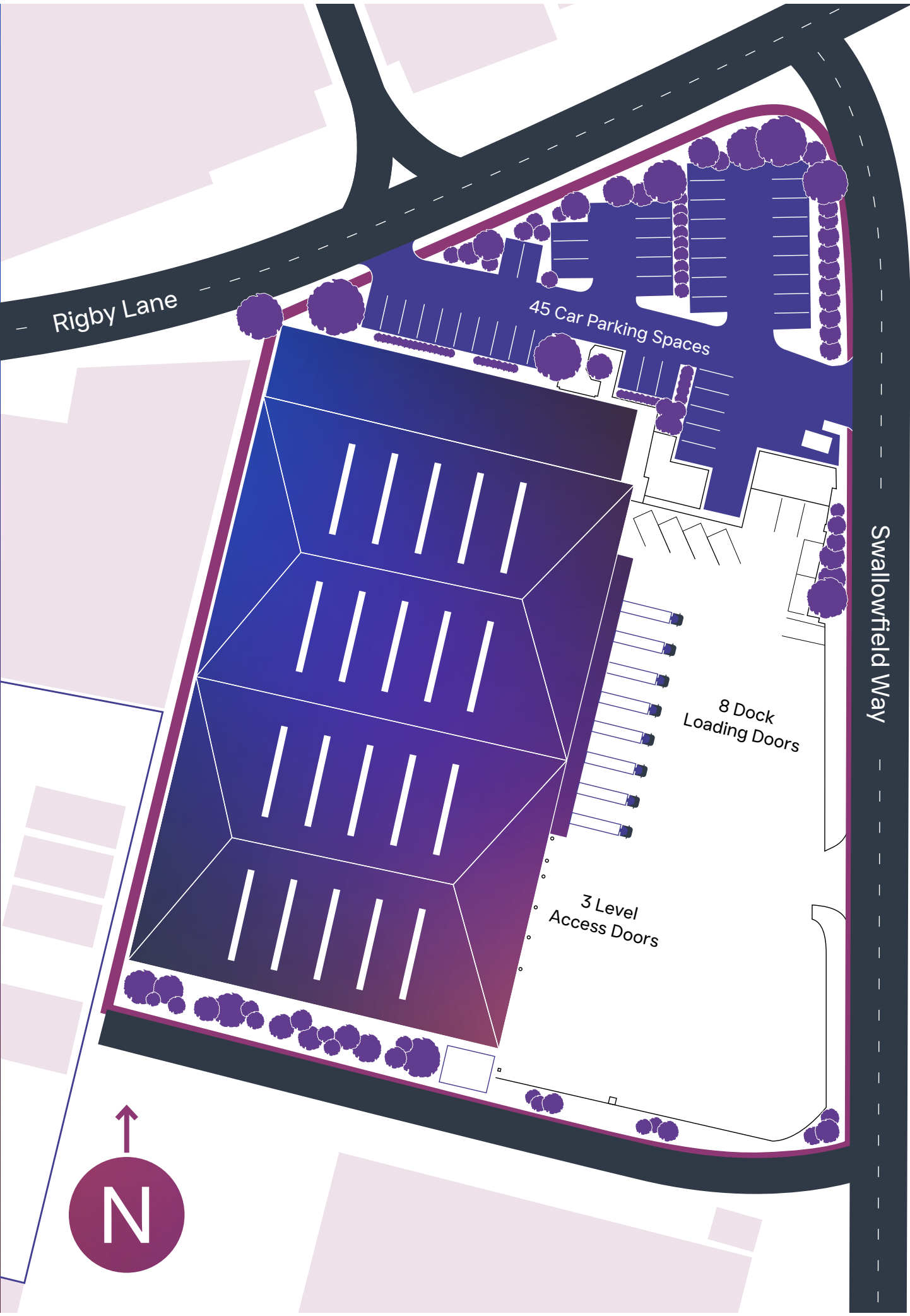
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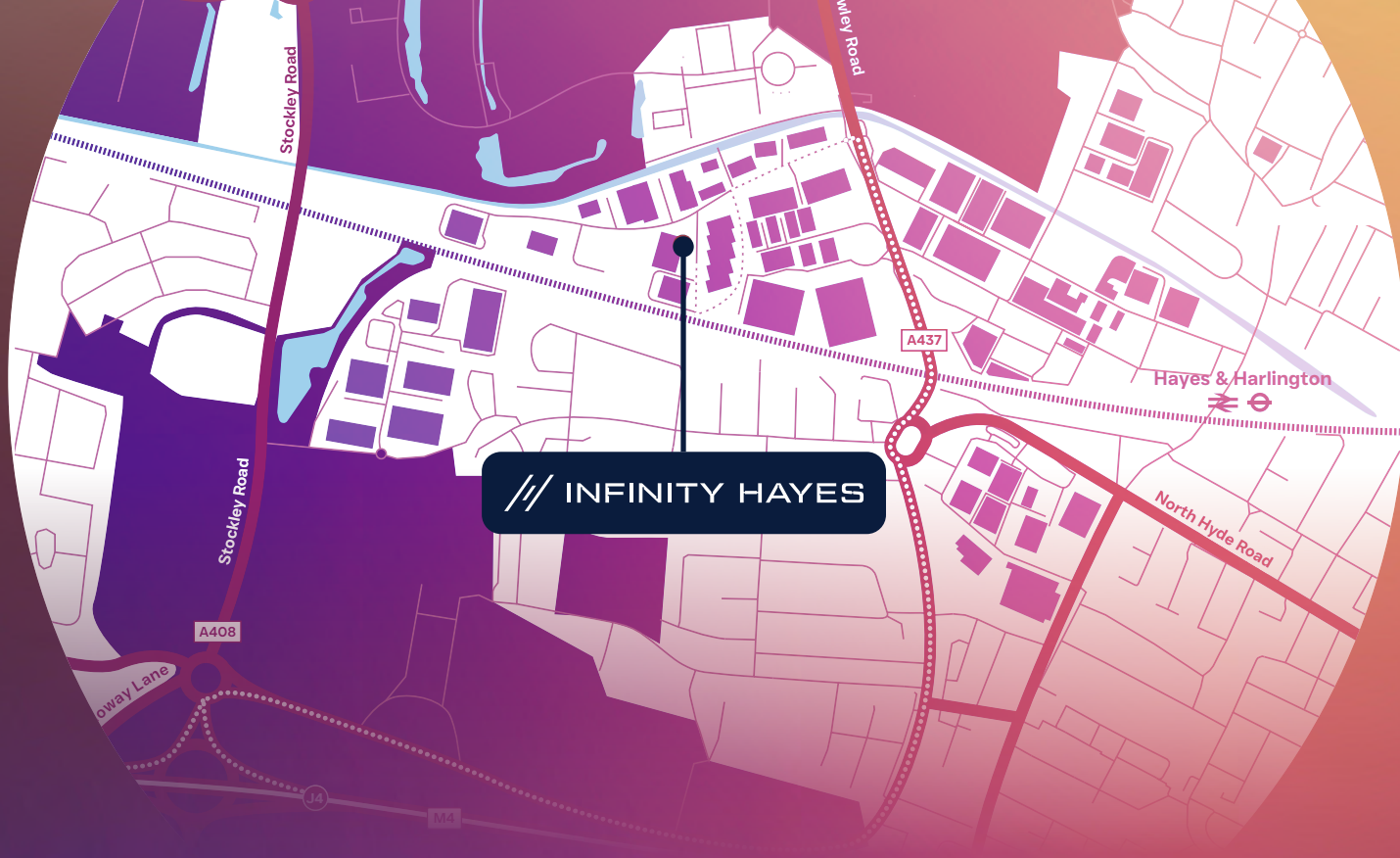
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Well Connected Industrial Location

Infinity Hayes is located on the well established Swallowfield Way Industrial Estate, just off Dawley Road. The estate is within walking distance to Hayes Town Centre to the west, with Hayes & Harlington Station providing regular trains to and from Central London via the Elizabeth Line.

Heathrow Airport is located 3 miles of Heathrow Airport to the south, and nearby Dawley Road (A437) provides good access to Junction 3 of the M4. The A40 is 5 miles to the north, offering direct access to the M40 and M25.

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Location	Miles	Minutes
Hayes & Harlington Station	0.6	3
M4 (J3)	2.3	7
M4 (J4)	2.3	5
Heathrow Airport	3.2	9
A40	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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