

Multi-let industrial warehousing located in West London.

Unit 33 available | 16,007 sq ft

Unit 35 available | 13,356 sq ft

Can be combined to total 29,363 sq ft

Available Q2 2025

Bloom Hayes

Bloom Hayes

Bloom Hayes is a newly refurbished multi-let industrial estate comprising of seven units. Units 33-35 are currently available totalling 16,007 & 13,356 respectively. These units can be combined to total 29,363 sq ft, alongside a designated secure yard.

Located moments from 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.

Clayton Road, London, **UB3 1AN**

BLOOM HAYES

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
Unit 33	12,927	3,080	-	16,007	Available
Unit 35	13,700	-	-	13,356	Available
Unit 33/35 combined	26,283	3,080	-	29,363	Available
Unit 37 / 39	12,862	1,517	-	14,379	Let

(All areas are approximate and measured on a Gross External basis)



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 within refurbished units. All set within an estate 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

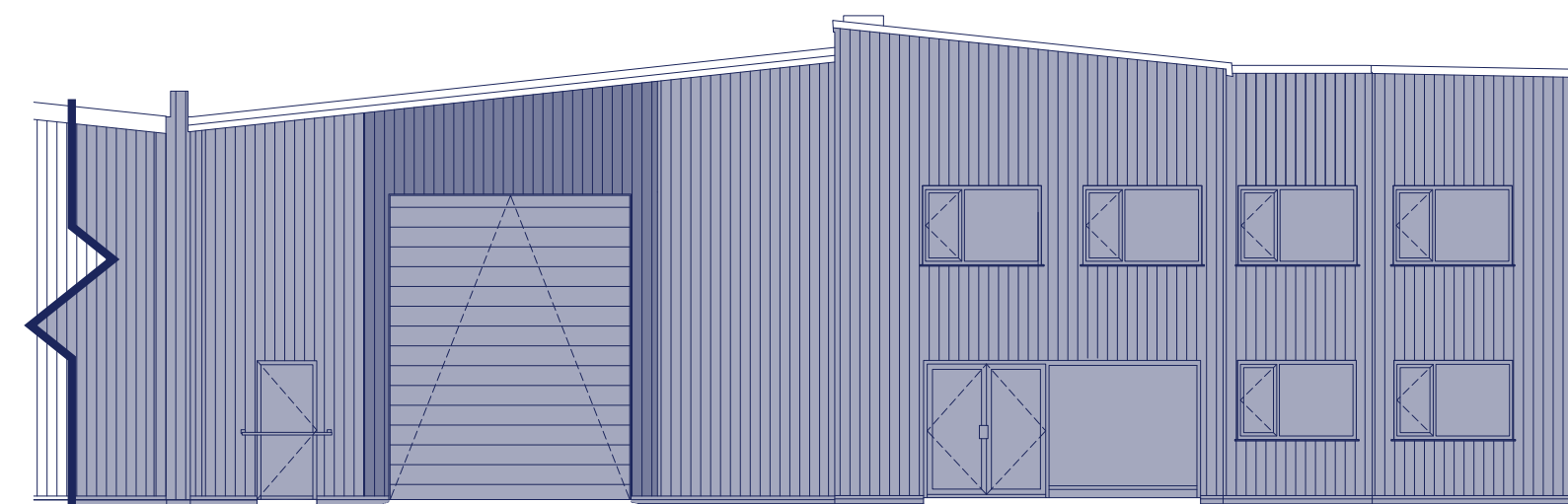
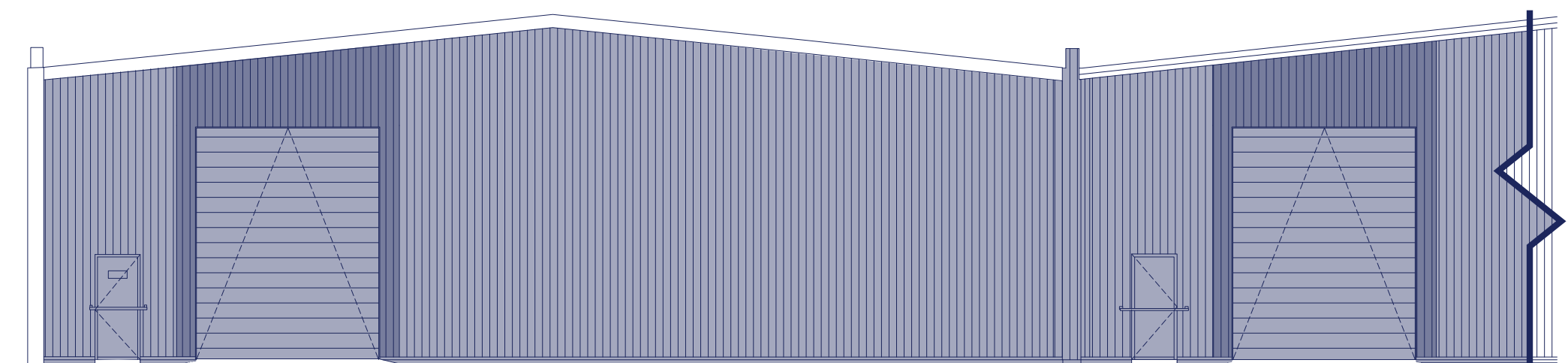
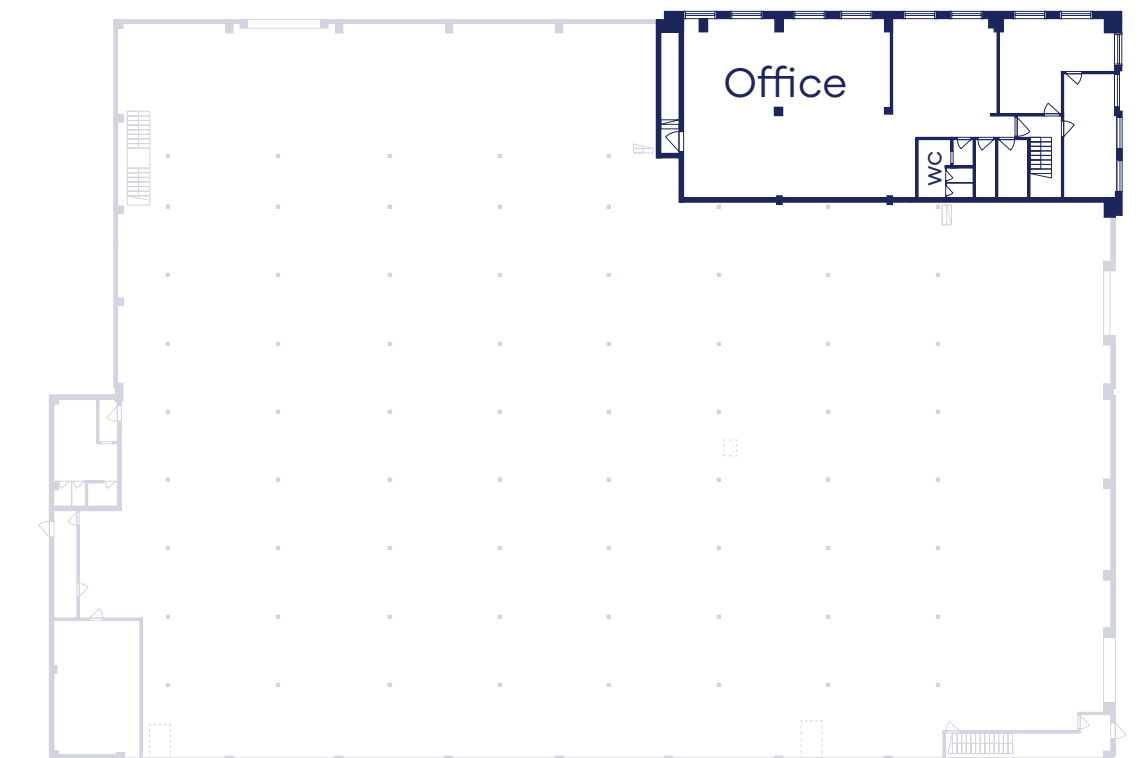
- Extensively refurbished internally and externally
- Up to 800 kVA across the estate
- Resurfaced yard and parking facilities
- Self-contained yards for individual units
- 24/7 access
- Combined units available upon request
- New solar PV panels and EV charging points
- EPC A



Ground Floor



First Floor



UNIT 33 / 35
29,363 sq ft total
Opportunity to split

↓ Heathrow Airport
🚚 10 mins

🚶 Hayes & Harlington Station →
5 mins

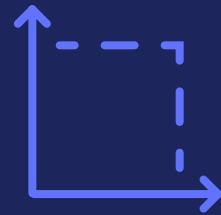
London →
🚗 15 mins

Space designed to help your business grow

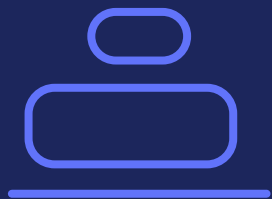
Bloom Hayes has undertaken internal and external refurbishments to offer high quality specifications with upgraded features to ensure all occupier needs are met.



5 - 6m minimum clear internal height



12 - 20m yard depth



30 kN per sq m floor loading



3 level access electric loading doors



CAT A offices



50+ car parking spaces



Resurfaced yard, estate road and parking facilities



24/7 access available



Secured gated yard



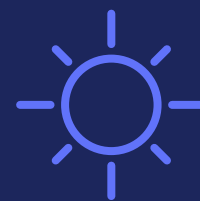
Up to 800 kVA across the estate



EPC A targeted



LED lighting



Solar panels & EV charging points

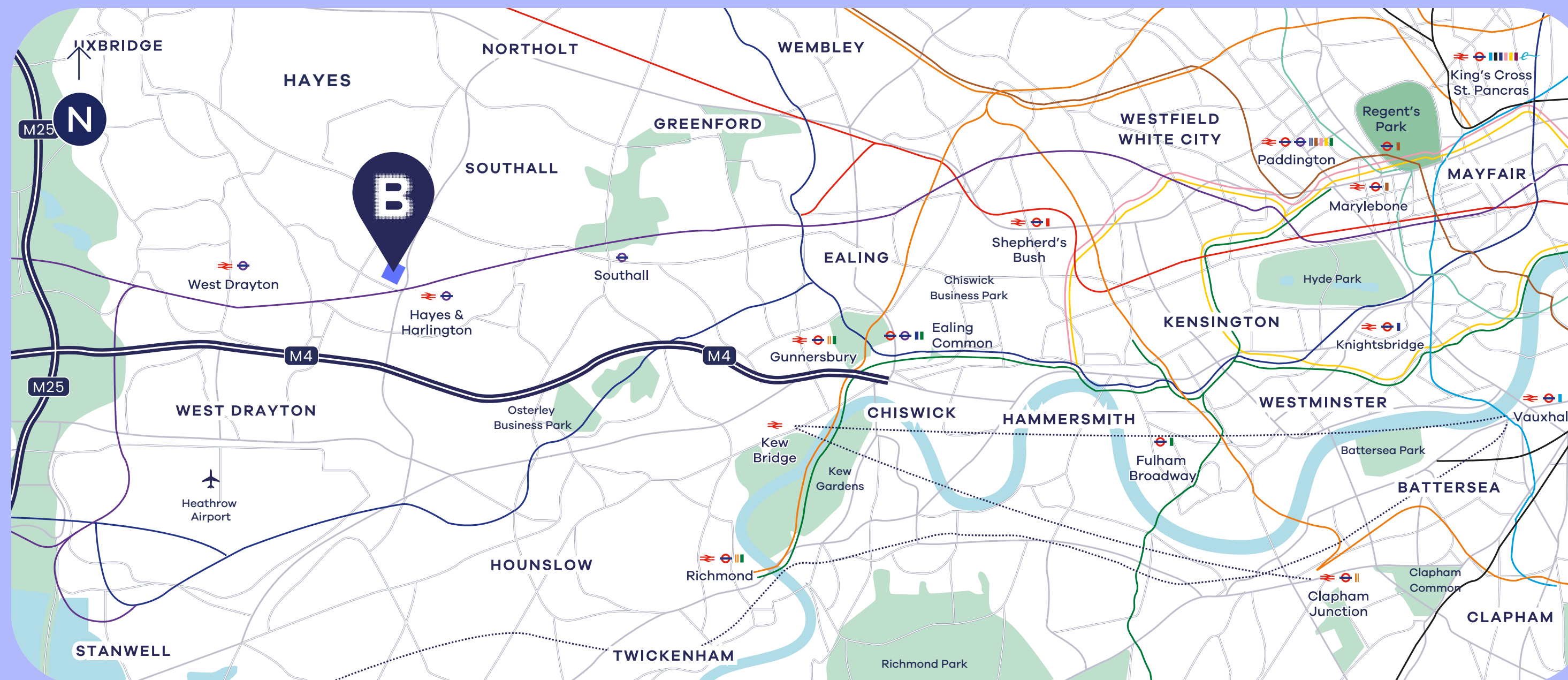













Air source heat pumps

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, travelling 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.



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

Travel times taken from Google Maps and are subject to change. Map is approximate and for illustrative purposes only.

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 cafés to listed pubs. Surrounded by parks, there's plenty of outdoor space for employees to enjoy.

- 1

 Hayes & Harlington station
- 2

 Heathrow
- 3

 Harlington Sports Centre
- 4

 The Beck Theatre
- 5

 ASDA superstore
- 6

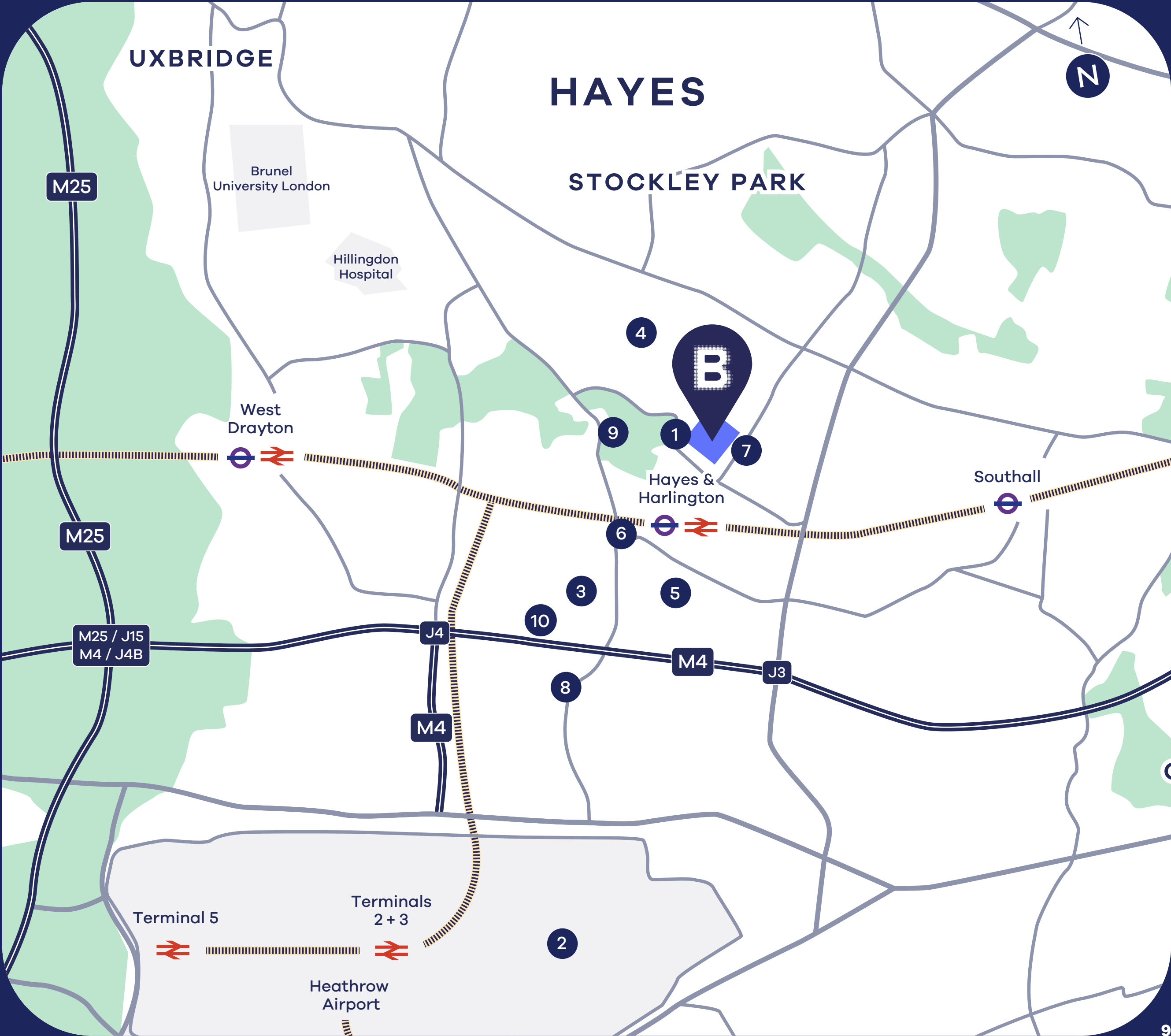
 The Nest Climbing
- 7

 Bon Café
- 8

 The White Hart
- 9

 Lake Farm Country Park
- 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

168,998

Total employees

108,505

2027 household projection

£39,300

2027 estimated household income



Bloom

URBAN WAREHOUSES

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