

Waterway Industrial Park



Work Sector Industrial
Client Sir Robert McAlpine Enterprises Ltd
Location Hayes, Middlesex
Cost £7.7 million
Date Due for completion December 2007

Phase 1 of Waterway Industrial Park consists of 5 light industrial warehouse units. Each warehouse unit also provides prospective tenants with first floor office space and the opportunity for expansion of office accommodation to the ground floor.

Each warehouse unit has an associated forecourt and service yard facility and on-site parking.

Phase 2 consists of a further 5 warehouse units, offering an integrated industrial environment within easy reach of Heathrow Airport. On completion of the overall scheme, over 140,000 square feet of accommodation will be created. Provision has been made for future sub-division of units.

The site is located adjacent to the Grand Union Canal and will provide extensive landscaped surroundings to this setting, offering an environmental oasis to the area.

With a clear internal height of 7 metres to underside of haunch, and high floor loading values, gives a wide scope of uses by the prospective tenants. All office areas are fully serviced and finished to a high fit-out specification.

External building features raise the standard of traditional warehouse design, with an innovative cladding system and carefully detailed junctions to all building components. External braced bays and carefully proportioned vertical features expresses the underlying structural components and offers a thoughtful and modern aesthetic.

