

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 now

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.

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	13,356	-	-	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.

With EPC A rating, Bloom Hayes delivers 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.

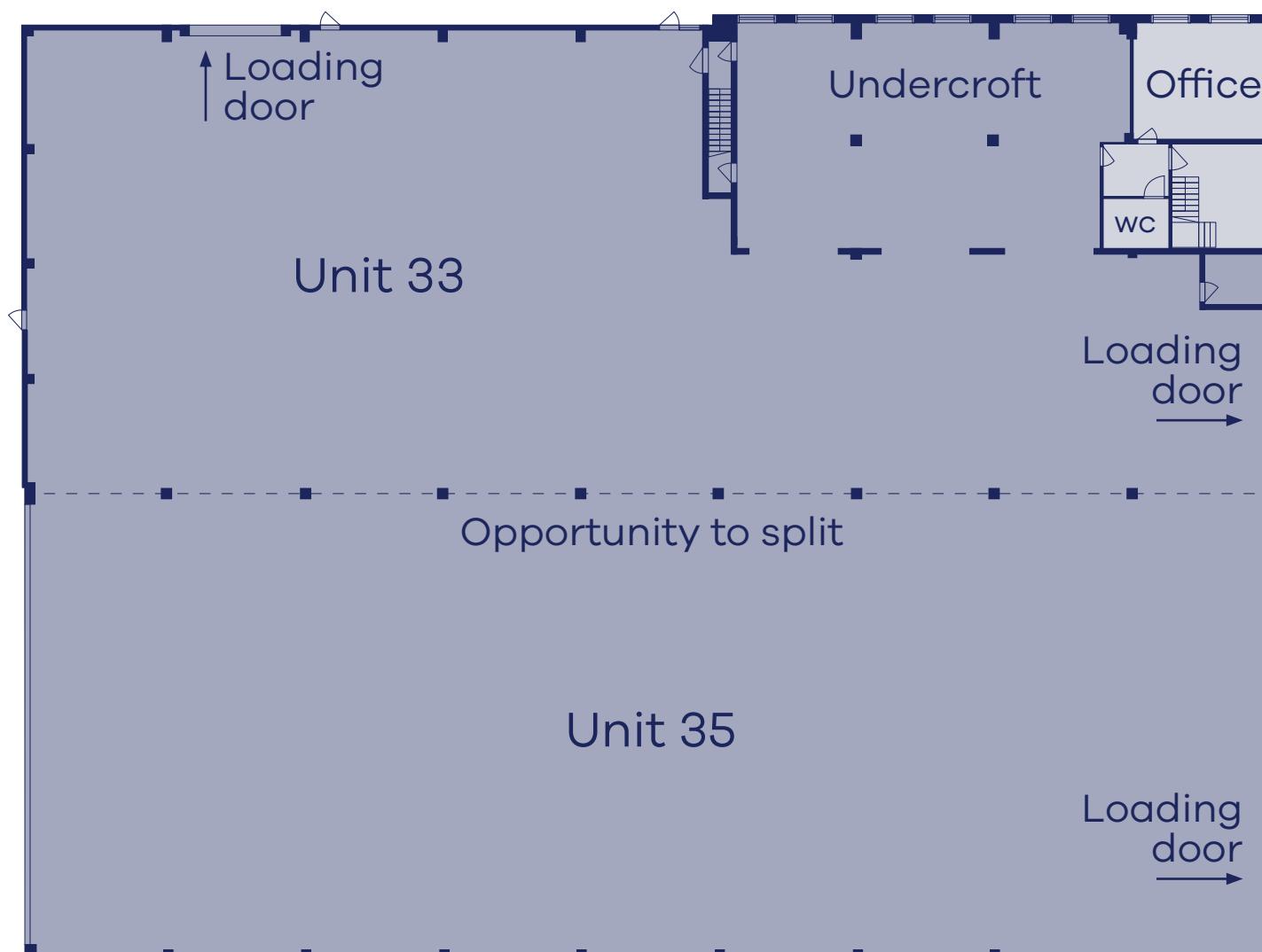


Unit 33 / 35

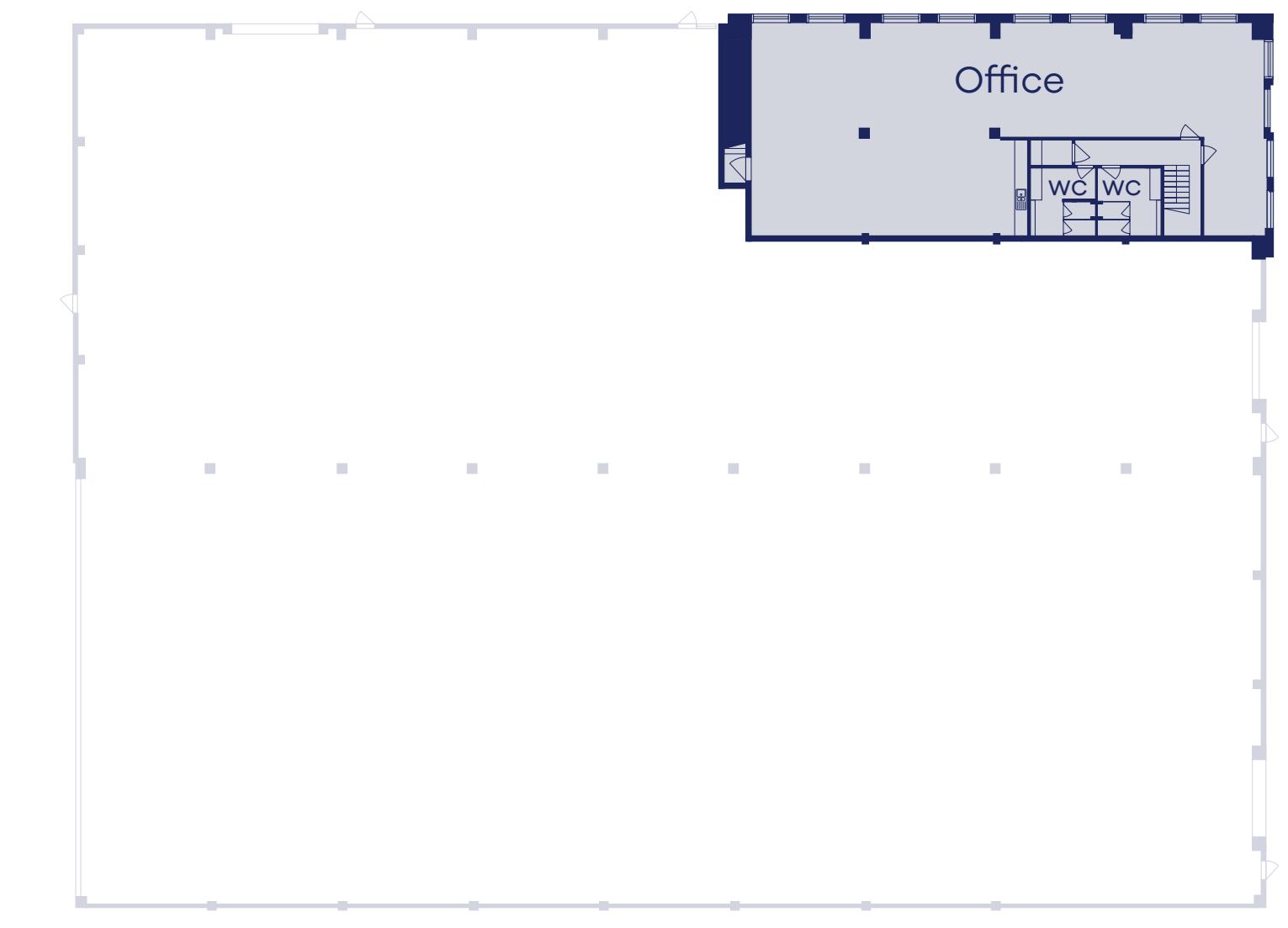
- Extensively refurbished internally and externally
- Up to 800 kVA across the estate
- Resurfaced yard and parking facilities
- Self-contained yards for individual units
- 24/7 access
- Combined units available upon request
- New solar PV panels and EV charging points
- EPC A



Ground Floor



First Floor





Internal office space



Internal warehouse space



Internal warehouse space



5

External facade

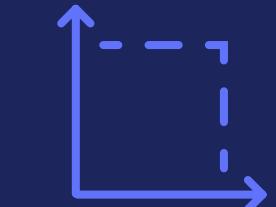


Space designed to help your business grow

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



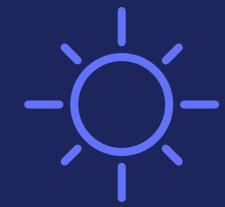
Up to 800 kVA across the estate



EPC A



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.

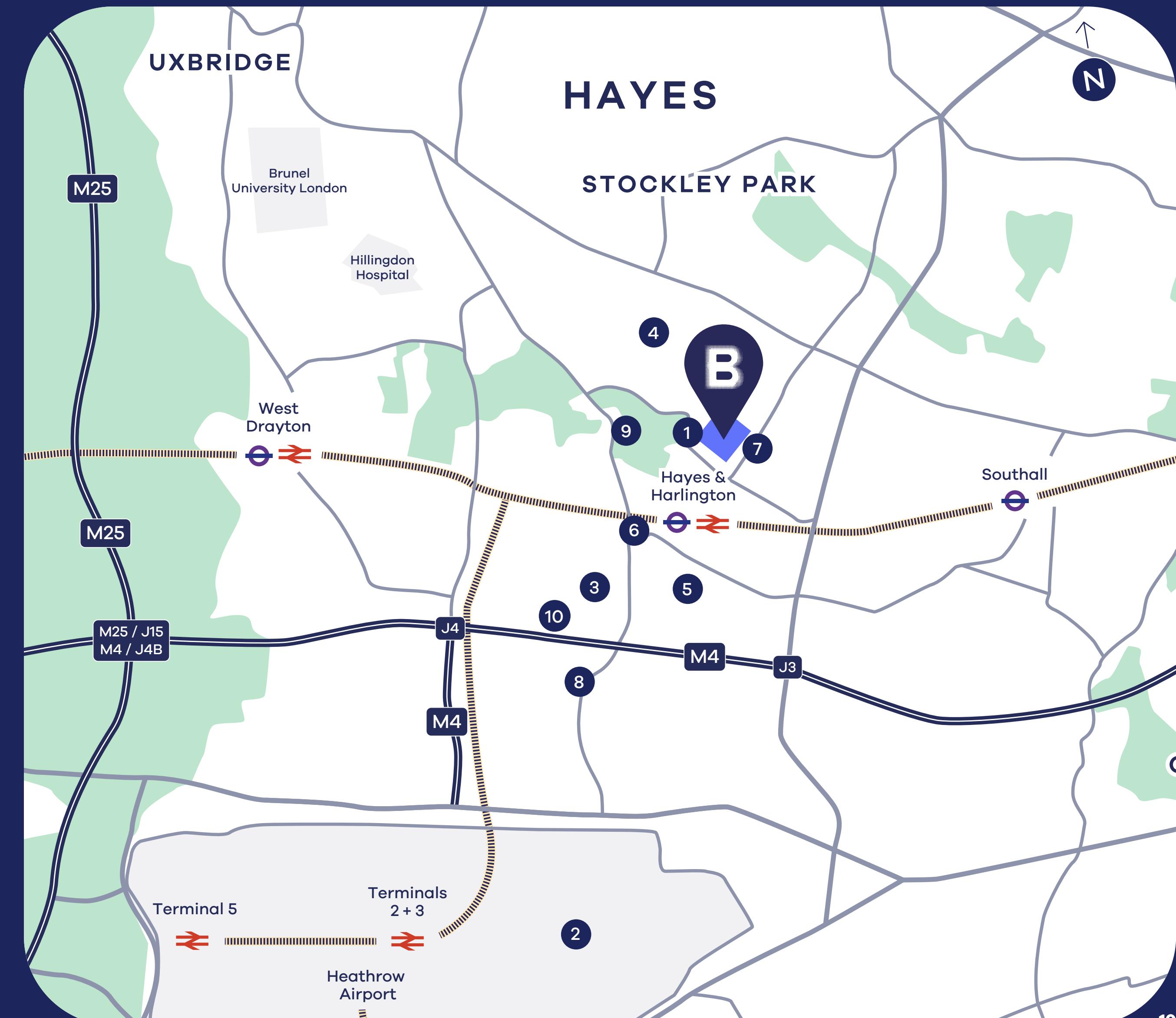


Just around the corner

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.

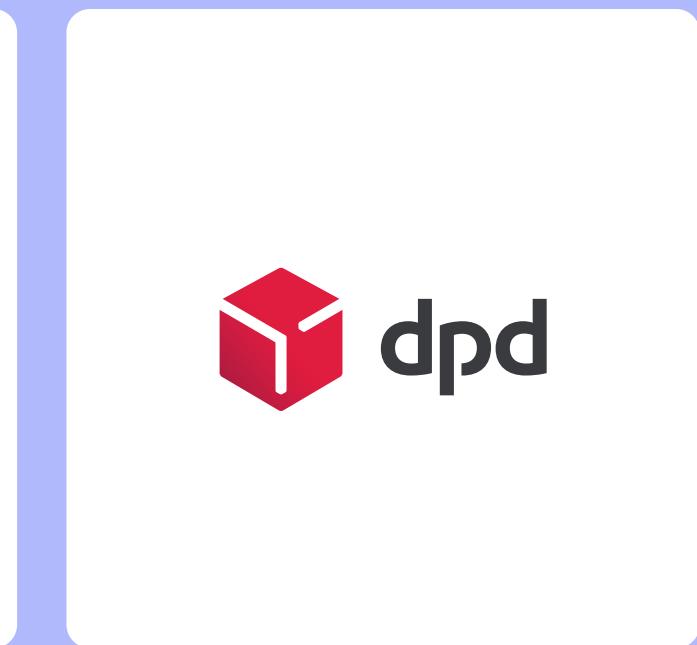
- 1 Hayes & Harlington station
- 2 Heathrow
- 3 Harlington Sports Centre
- 4 The Beck Theatre
- 5 ASDA superstore
- 6 The Nest Climbing
- 7 Bon Café
- 8 The White Hart
- 9 Lake Farm Country Park
- 10 Goals Heathrow



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

108,505

2027 household projection

168,998

Total employees

£39,300

2027 estimated household income



Bloom

URBAN WAREHOUSES

For more information:

visit: bloom-urban.com

email: enquiries@bloom-urban.com

For letting enquiries:

DTRE

Charlie Wing

charlie.wing@dtre.com

07483 068 030

Hugh Stanton

hugh.stanton@dtre.com

07730 357 434

Jake Huntley

jake.huntley@dtre.com

07765 154 211

CBRE

Molly Powell

mollypowell@cbre.com

07880 487 839

Olivia Newport

olivia.newport2@cbre.com

07920 822 081

Toby King-Thompson

toby.kingthompson@cbre.com

07919 145 652

The particulars are set out as a general outline for guidance and information only and should not be considered a formal offer. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact, meaning no liability can be accepted for their accuracy. All dimensions are approximate and computer generated images are for illustrative purpose only. December 2025.