

**2 NEW INDUSTRIAL/WAREHOUSE UNITS
AVAILABLE FOR IMMEDIATE OCCUPATION**

BEDFONT ROAD | HEATHROW | TW14 8EE

HEATHROW LOGISTICS PARK



**LAST TWO UNITS
REMAINING
UNIT 1: 109,023 &
UNIT 3: 91,349 SQ FT**

HEATHROWLOGISTICSPARK.COM



HEATHROW CARGO TERMINAL

M25 (J14)

STANWELL ROAD

A30

BEDFONT ROAD

TO LET
UNIT 1
109,023
SQ FT

JAMES CARGO

TO LET
UNIT 3
91,349
SQ FT

2 world class opportunities
with fast access to M25, M4
and M3



High specification buildings
Available now



First class features

WAREHOUSE

- ◆ 12m minimum clear height to underside of haunch
- ◆ 50kN/sq m floor loading
- ◆ Excellent dock and level loading provision
- ◆ 50 metre yard depths
- ◆ Excellent natural light – 10% roof lights
- ◆ Canopied loading

OFFICES

- ◆ Fully fitted with air conditioning and raised floors
- ◆ Grade A office facilities
- ◆ Double height reception areas
- ◆ Open plan layout
- ◆ Excellent natural light
- ◆ Fitted Kitchenette

EXTERNAL

- ◆ Secure fenced yards and estate
- ◆ Dedicated car parks with additional parking in yards if required
- ◆ New security hut
- ◆ Electric car charging points
- ◆ Rooftop PV panels



UNIT 3 DOCK DOORS
UNIT 1 RECEPTION AREA



UNIT 3 OFFICE

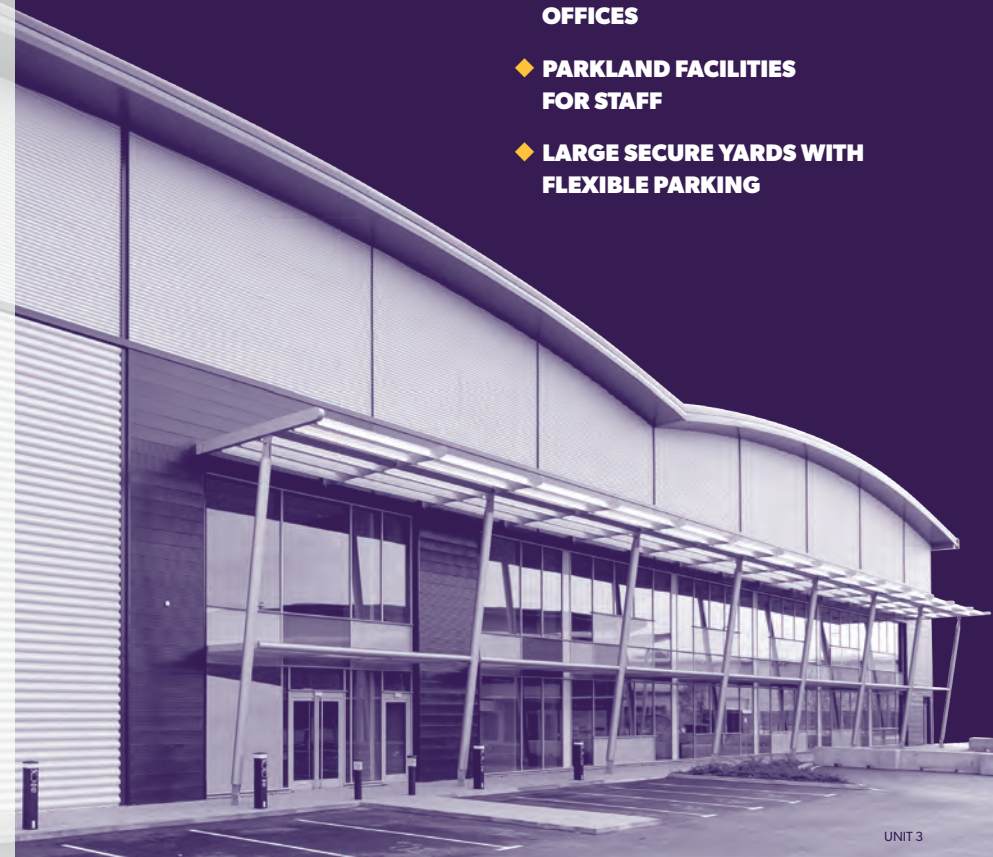


UNIT 1 WAREHOUSE



◆ FAST MOVE - AVAILABLE FOR IMMEDIATE OCCUPATION

- ◆ WELL LOCATED WITH QUICK ACCESS TO HEATHROW CARGO TERMINAL, M4, M25 AND M3
- ◆ DETACHED UNITS OF 91,349 AND 109,023 SQ FT
- ◆ SECURE ESTATE
- ◆ EPC RATING 'A'
- ◆ ENVIRONMENTALLY FRIENDLY LOGISTICS PARK WITH GREY WATER HARVESTING AND BREEAM 'VERY GOOD' RATING
- ◆ PV PANELS ON ROOFTOP REDUCE OCCUPIER ENERGY COSTS
- ◆ 'HEADQUARTERS' QUALITY OFFICES
- ◆ PARKLAND FACILITIES FOR STAFF
- ◆ LARGE SECURE YARDS WITH FLEXIBLE PARKING



UNIT 3

First class features

WAREHOUSE

- ◆ 12m minimum clear height to underside of haunch
- ◆ 50kN/sq m floor loading
- ◆ Excellent dock and level loading provision
- ◆ 50 metre yard depths
- ◆ Excellent natural light – 10% roof lights
- ◆ Canopied loading

OFFICES

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UNIT 1
109,023
SQ FT



SPACE AVAILABLE

Warehouse	90,165 sq ft	8,376.6 sq m
Ground Floor Offices / Undercroft	9,429 sq ft	876.0 sq m
First Floor Offices	9,429 sq ft	876.0 sq m
Total	109,023 sq ft	10128.6 sq m

(approx GEA)

Eaves Height	12 m
Fenced Yard Depth	50 m
Marked Parking Spaces	68



UNIT 3
91,349
SQ FT



SPACE AVAILABLE

Warehouse	83,751 sq ft	780.7 sq m
First Floor Offices	7,598 sq ft	705.8 sq m
Total	91,349 sq ft	8486.5 sq m

(approx GEA)

Eaves Height	12 m
Fenced Yard Depth	50 m
Marked Parking Spaces	53





You've landed in the perfect location



UNIT 1 ENTRANCE

DESTINATION BY ROAD	Distance	Time
Clockhouse Roundabout, A30	0.7 miles	2 minutes
Heathrow Airport Cargo Terminal	2.5 miles	8 minutes
M3, Junction 1	3.0 miles	8 minutes
M25, Junction 14	4.4 miles	11 minutes
M4, Junction 3	4.7 miles	11 minutes
M25, Junction 13	5.2 miles	11 minutes
Central London	17.0 miles	49 minutes
Feltham Rail Station	1.6 miles	8 minutes
Terminal 4 Tube Station	2.3 miles	8 minutes
Hatton Cross Tube Station	2.5 miles	8 minutes

BY BUS	Distance	Time
H26 Bus to Feltham Station	1.8 miles	9 minutes
H26 Bus to Hatton Cross Tube	2.6 miles	7 minutes

Source: Google Maps



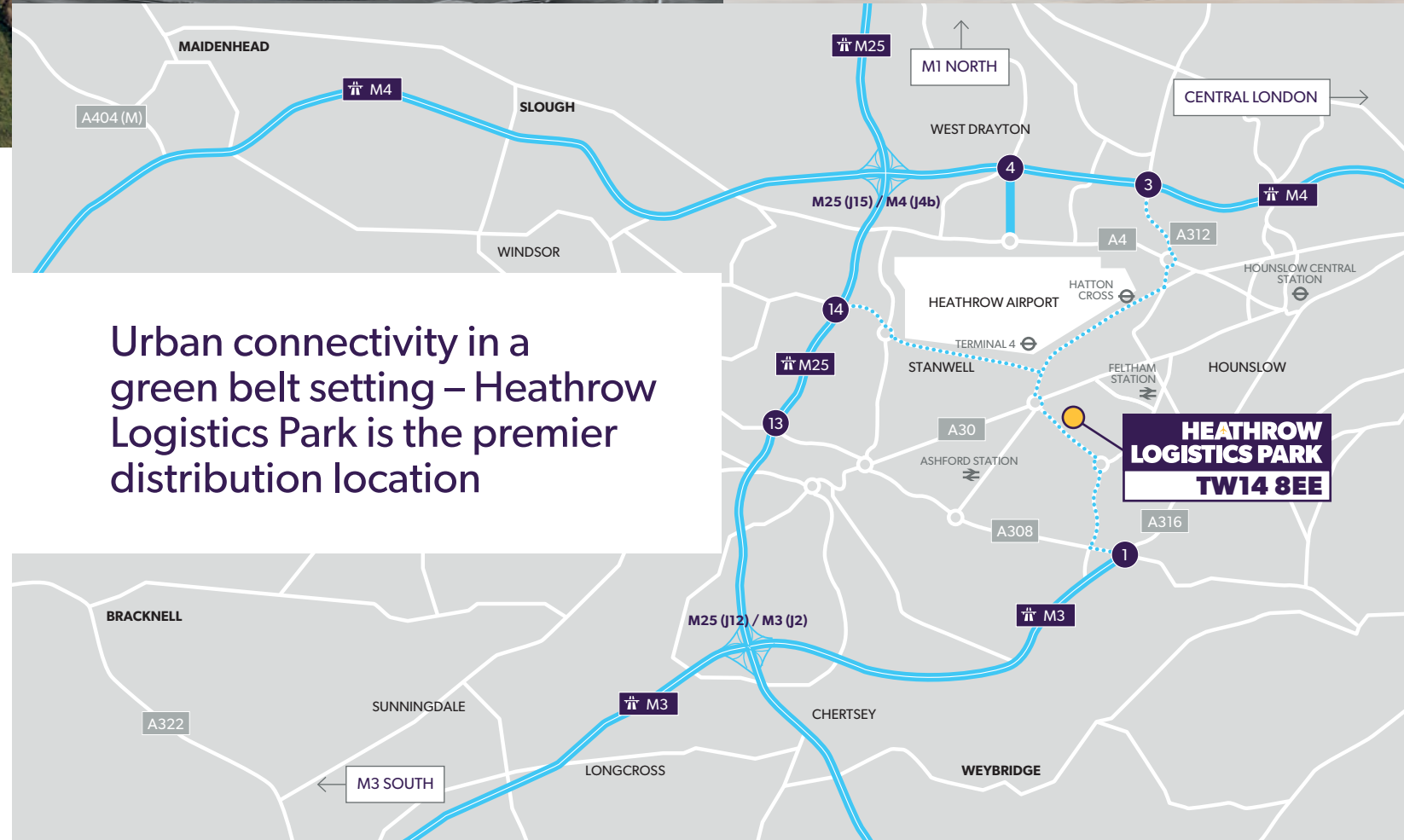
8 minute drive to Heathrow Cargo Terminal

300,000 businesses within a 30 minute drivetime

4.8 million households within a 30 minute drivetime

100 buses a day serving the property (along Bedfont Road)

Statistics source: Post Office



Urban connectivity in a green belt setting – Heathrow Logistics Park is the premier distribution location

HEATHROWLOGISTICSPARK.COM



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TERMS: The units are available on Full Repairing and Insuring leases terms to be agreed. Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Altus Group, DTRE or JLL. January 2019 · 12551 · tasselldesign.co.uk

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