

# To Let

## Industrial/Logistics 34,550 - 109,930 sq ft GEA

Heathrow Logistics Park, Bedfont Road, Heathrow, Feltham, TW14 8EE



### Summary

- New Units to let from 34,550 sq ft - 109,930 sq ft
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 34,550 - 109,930 sq ft GEA
- Rent: Available on Request

### Highlights

- 4 prime logistics/distribution units totalling 317,090 sq ft
- Fast access to Heathrow Cargo Terminal, and key West London markets
- Central for M25, M4 and M3 motorways

## Availability

## Amenities

- Prominent frontage to Bedfont Road
- Eaves heights up to 12 m.
- Floor loading of 50kN/m<sup>2</sup>
- Secure fenced yard areas
- Excellent dock and level loading
- High quality air conditioned offices with raised floors
- BREEAM very good rating (or better)
- Grey-water harvesting

## Accommodation

	Unit 1	Unit 2	Unit 3	Unit 4
Warehouse (sq ft)	95,510	68,480	84,440	30,390
Office (sq ft)	14,420	12,710	6,980	4,160
<b>Total sq ft</b>	<b>109,930</b>	<b>81,190</b>	<b>91,420</b>	<b>34,550</b>
Eaves Height	12 m	11 m	12 m	8 m
Dock level loading doors	8	6	8	0
Level access loading doors	2	2	2	3

*The units will be on the basis of GEA measurement in accordance with the RICS Code of Measuring Practice*

## Prime Location J14 M25

Destination	Distance
Clockhouse Roundabout, A30	0.7 miles
Feltham Rail Station	1.6 miles
Terminal 4, Tube Station	2.3 miles
Heathrow Airport Cargo Terminal	2.3 miles
M23, Junction 1	2.4 miles
M25, Junction 13	4.5 miles
M25, Junction 14	4.8 miles
M4, Junction 3	4.7 miles
Central London	18 miles

SOURCE: Google Maps

## Terms

The units are available on Full Repairing and Insuring leases on terms to be agreed.

## Heathrow Logistics Park

<https://www.heathrowlogisticspark.com>

## Energy Performance Rating

This property has been graded as A-A: Unit 1 - 12(A), Unit 2 - 13(A), Unit 3 - 13(A), Unit 4 - 15(A).

## Rent

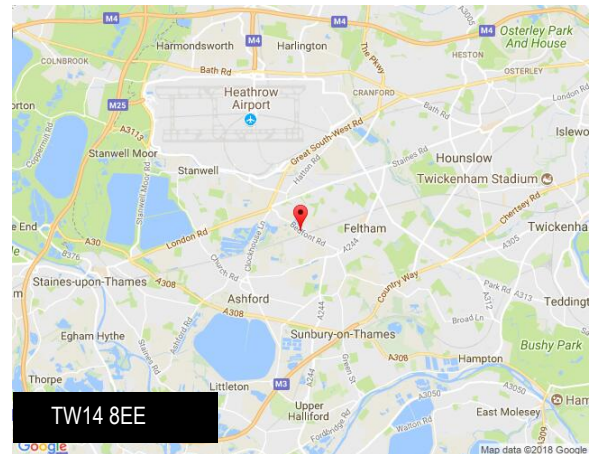
Available on Request

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

#### Melinda Cross

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### Joint Agents

#### Jamie Catherall (Dowley Turner Real Estate)

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#### Richard Harman (DTRE)

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### [jll.co.uk/property](http://jll.co.uk/property)

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# HEATHROW LOGISTICS



WAREHOUSE | INDUSTRIAL UNITS TO

BEDFONT ROAD

UNITS TO LET FROM 34,517 – 109,893 SQ FT



# OPPORTUNITIES NOW LANDED AT HEATHROW LOGISTICS PARK

## FIRST CLASS BENEFITS

- ✈ Four prime logistics / distribution
- ✈ Units available for immediate occ
- ✈ Fast access to Heathrow Airport a
- ✈ Central for M25, M4 and M3 mot



# SPECIFICATION

## WAREHOUSES

- ✈ Prominent frontage to Bedfont Road
- ✈ Eaves heights up to 12m
- ✈ Floor loading of 50kN/m<sup>2</sup>
- ✈ Secure fenced yard depths up to 50m
- ✈ Excellent dock and level loading provisions
- ✈ BREEAM Very Good
- ✈ Carbon efficient design
- ✈ Grey-water harvesting

## OFFICES

- ✈ Category A fitout
- ✈ Open plan office layout
- ✈ Raised access floors
- ✈ Air conditioning
- ✈ LG7 compliant, LED fittings
- ✈ 8 person passenger lifts
- ✈ Large double height reception areas





**UNIT 3**  
91,727 sq ft

**UNIT 2**  
81,109 sq ft

**UNIT 4**  
34,517 sq ft

45m Yard

50m Yard

45m Yard

50m Yard



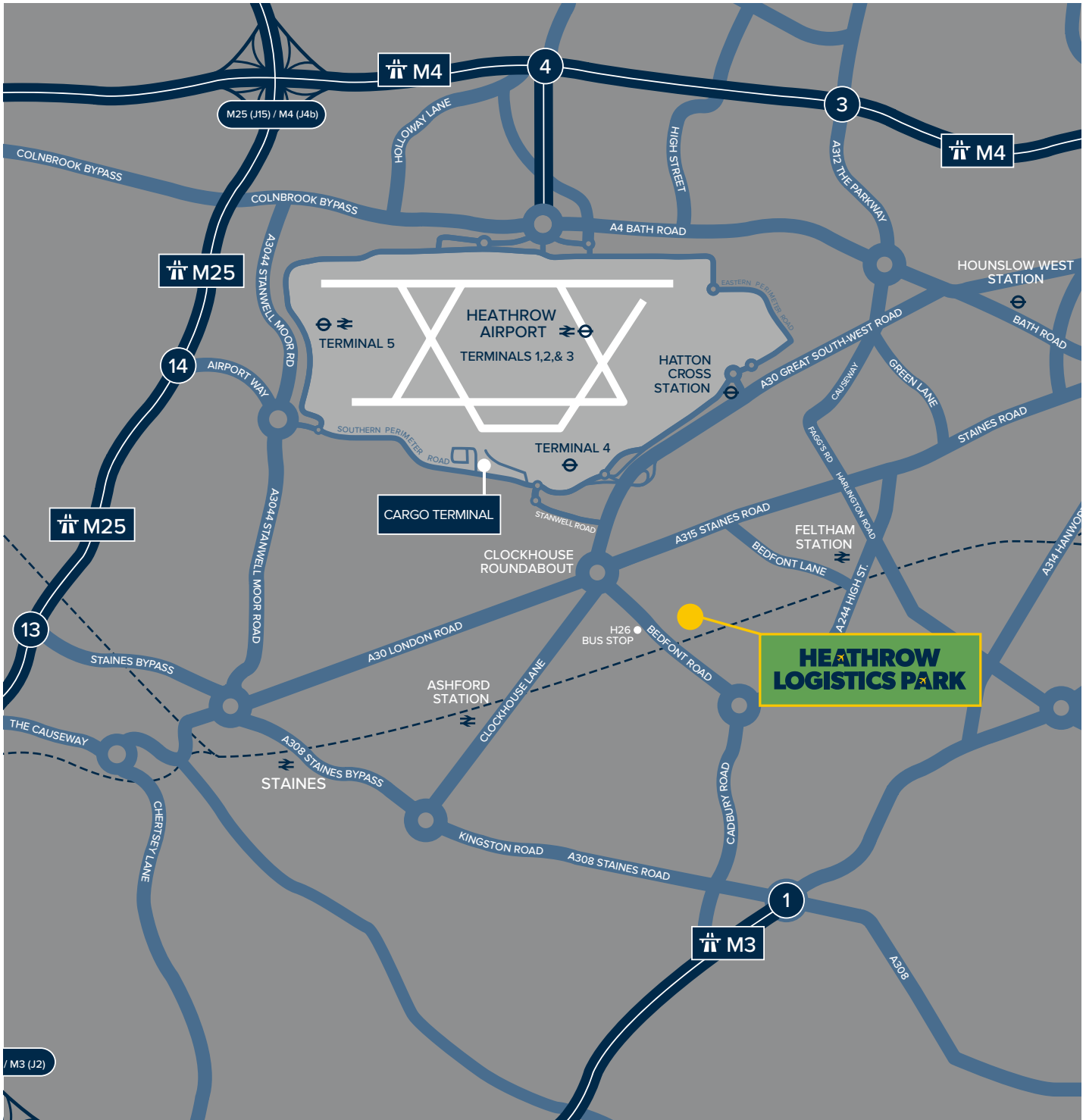


# PARKLAND SETTING

- ✈ Set within 50 acres of
- ✈ Woodland and wild fl
- ✈ Cycle and footpaths
- ✈ Fishing lake and pon
- ✈ Promoting diverse w







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# HEATHROW CARGO T

- ✈ 185 destinations in 84 countries and growing
- ✈ 472,067 air transport movements in 2015
- ✈ Heathrow Cargo Terminal handled 1.5 million metric tonnes of airfreight in 2015 increasing further in 2016
- ✈ Expanding specialist cargo solutions particularly in perishables and pharmaceuticals
- ✈ In November Heathrow Airport Authority announced a £180 million investment programme to the Cargo Terminal to double cargo volumes
- ✈ UK government... Heathrow... the south-
- ✈ A new run... benefits to... estimated... stated, cre



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# HI LOGIS

●●●● WAREHOUSE



BEDFORD





## SPACE AVAILABLE

## UNIT 1

## WAREHOUSE - SPECIFICATION

Warehouse 92,105 sq ft (8,557 sq m)

Ground Floor Offices / undercroft 8,784 sq ft (816 sq m)

First Floor Offices 9,004 sq ft (837 sq m)

**TOTAL 109,893 sq ft (10,210 sq m)**

Fenced Yard Depth 50 m

Parking Spaces 68

✈ Eaves height of 12m to underside of haunch

✈ Floor loading of 50kN/m<sup>2</sup>

✈ Canopied loading

✈ 8 dock level loading doors

The units will be on the basis of GEA measurement in accordance with the RICS Code of Measurement Practice



## OFFICES - SPECIFICATION

- ✈ 9,004 sq ft first floor office
- ✈ Air conditioning
- ✈ Raised access floors
- ✈ Category A fitout
- ✈ Open plan for flexible fitout
- ✈ LG7 compliant, LED fittings





## TERMS

The unit is available on a Full Repairing and Insuring lease on 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 formal 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 on the understanding that all negotiations are conducted through dohertybaines, DTRE or JLL. 5874.co.uk December 2016.

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# BUILT FOR THE FUTURE

PARKLAND SETTING VERY CLOSE TO HEATHROW

UNITS AVAILABLE FOR IMMEDIATE OCCUPATION

UNIT 1 - 109,893 sq ft

UNIT 2 - 81,107 sq ft

UNIT 3 - 91,727 sq ft

UNIT 4 - 34,517 sq ft





# HEATHROW LOGISTICS PARK

● ● ● WAREHOUSE | INDUSTRIAL UNITS TO LET ● ● ●

## THE FUTURE IS GREEN

### OUR BUILDINGS WORK SMARTER FOR YOU

- ✈ Renewable energy sources - lower utility bill costs and lower carbon emissions (42-44% improved)
- ✈ Save £000's on bills
- ✈ Photovoltaic panels as standard, power input, plus solar water heating
- ✈ High efficiency air source heat pumps
- ✈ High efficiency LED lighting
- ✈ High efficiency building fabric, with ultra low air permeability
- ✈ High performance glazing
- ✈ Electric car charging points
- ✈ Parkland setting very close to Heathrow
- ✈ Headquarter style buildings
- ✈ Heathrow cargo terminal 8 minutes drive time (1.8 Miles)
- ✈ Heights at 12m (8m for unit 4)
- ✈ Secure estate fenced yards
- ✈ M25 junction 13 4.5 Miles away
- ✈ M3 junction 1 2.4 Miles away



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- ✈ Floor loading of 50kN/m<sup>2</sup>
- ✈ Secure fenced yard depths up to 50m
- ✈ Excellent dock and level loading provisions
- ✈ BREEAM Very Good
- ✈ Carbon efficient design
- ✈ Grey-water harvesting

## OFFICES

- ✈ Category A fitout
- ✈ Open plan office layout
- ✈ Raised access floors
- ✈ Air conditioning
- ✈ LG7 compliant, LED fittings
- ✈ 8 person passenger lifts
- ✈ Large double height reception areas





**UNIT 2**  
81,107 sq ft

45m Yard

50m Yard

**UNIT 3**  
91,727 sq ft

45m Yard

50m Yard

**UNIT 4**  
34,517 sq ft



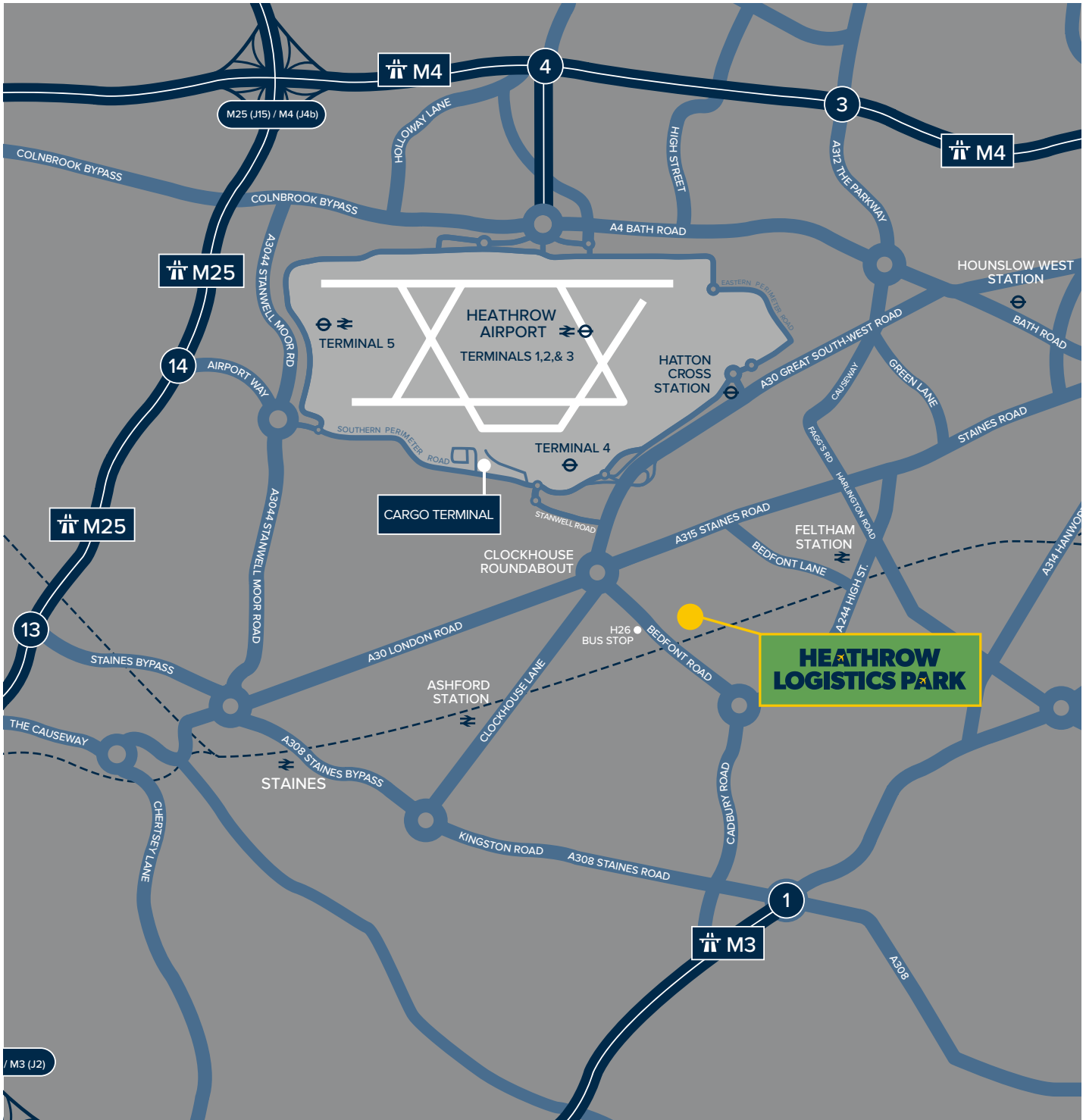


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# HI LOGIS

●●●● WAREHOUSE



BEDFORD  
81



## SPACE AVAILABLE

## UNIT 2

## WAREHOUSE - SPECIFICATION

Warehouse 68,601 sq ft (6,373 sq m)

Ground Floor Offices 6,253 sq ft (581 sq m)

First Floor Offices 6,253 sq ft (581sq m)

**TOTAL 81,107 sq ft (7,535 sq m)**

Fenced Yard Depth 45 m

Parking Spaces 38

✈ Eaves height of 11m to underside of haunch

✈ Floor loading of 50kN/m<sup>2</sup>

✈ Canopied loading

✈ 6 dock level loading doors

The units will be on the basis of GEA measurement in accordance with the RICS Code of Measurement Practice



## OFFICES - SPECIFICATION

- 6,253 sq ft ground floor offices
- 6,253 sq ft first floor offices
- Air conditioning
- Raised access floors
- Category A fitout
- Open plan for flexible fitout





## TERMS

The unit is available on a Full Repairing and Insuring lease on terms to be agreed.

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# HI LOGIS

●●●● WAREHOUSE



BEDFORD  
91,7





## SPACE AVAILABLE

## UNIT 3

## WAREHOUSE - SPECIFICATION

Warehouse 84,546 sq ft (7,855 sq m)

First Floor Offices 7,181 sq ft (667 sq m)

**TOTAL 91,727 sq ft (8,522 sq m)**

Fenced Yard Depth 50 m

Parking Spaces 53

✈ Eaves height of 12m to underside of haunch

✈ Floor loading of 50kN/m<sup>2</sup>

✈ Canopied loading

✈ 8 dock level loading doors

The units will be on the basis of GEA measurement in accordance with the RICS Code of Measurement Practice





## OFFICES - SPECIFICATION

- ✈ 7,181 sq ft first floor offices
- ✈ Air conditioning
- ✈ Raised access floors
- ✈ Category A fitout
- ✈ Open plan for flexible fitout
- ✈ LG7 compliant, LED fittings



## TERMS

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# HI LOGIS

●●●● WAREHOUSE



BEDFORD  
34,





## SPACE AVAILABLE

## UNIT 4

## WAREHOUSE - SPECIFICATION

Warehouse	30,303 sq ft (2,815 sq m)
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First Floor Offices	4,214 sq ft (392 sq m)
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<b>TOTAL</b>	<b>34,517 sq ft (3,207 sq m)</b>
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Fenced Yard Depth	45 m
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Parking Spaces	25
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✈ Eaves height of 8m to underside of haunch

✈ Floor loading of 50kN/m<sup>2</sup>

✈ Canopied loading

✈ 3 level access loading doors

The units will be on the basis of GEA measurement in accordance with the RICS Code of Measurement Practice



## OFFICES - SPECIFICATION

- 4,214 sq ft first floor offices
- Air conditioning
- Raised access floors
- Category A fitout
- Open plan for flexible fitout
- LG7 compliant, LED fittings





## TERMS

The unit is available on a Full Repairing and Insuring lease on terms to be agreed.

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