



# HEATHROW LOGISTICS PARK



WAREHOUSE | INDUSTRIAL UNITS TO LET



BEDFONT ROAD | HEATHROW | TW14 8EE

UNITS TO LET FROM 34,517 – 109,893 SQ FT (3,207– 10,209 SQ M)



# OPPORTUNITIES NOW LANDED AT HEATHROW LOGISTICS PARK

## FIRST CLASS BENEFITS

- ✈ Four prime logistics / distribution units totalling 317,243 sq ft
- ✈ Units available for immediate occupation
- ✈ Fast access to Heathrow Airport and West London markets
- ✈ Central for M25, M4 and M3 motorways

# 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 2**  
81,107 sq ft

**UNIT 1**  
109,893 sq ft

**UNIT 3**  
91,727 sq ft

**UNIT 4**  
34,517 sq ft

45m Yard

50m Yard

45m Yard

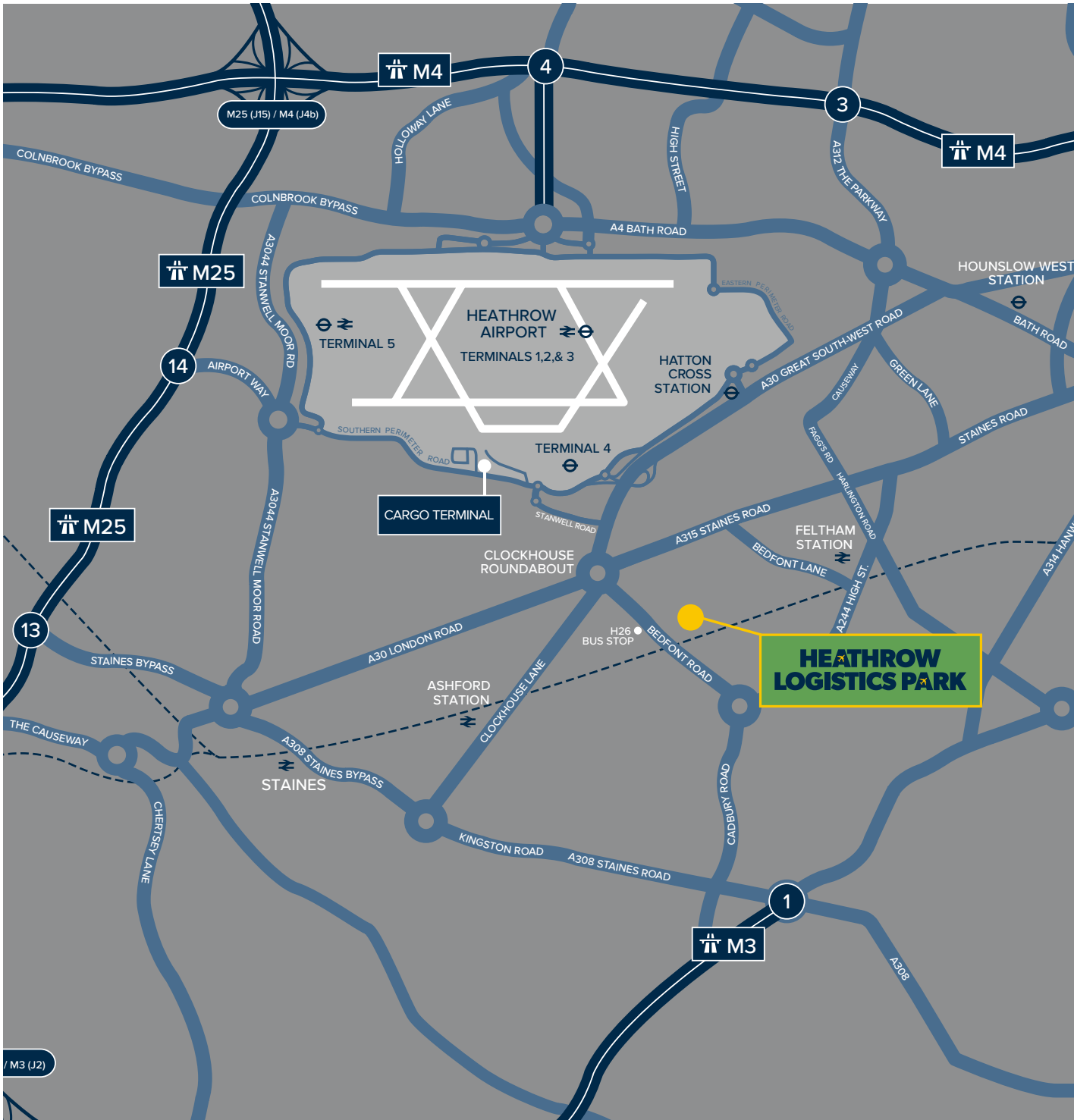
50m Yard



# PARKLAND SETTING

- Set within 50 acres of landscaped parkland
- Woodland and wild flower meadows
- Cycle and footpaths
- Fishing lake and ponds
- Promoting diverse wildlife habitats





# PRIME LOCATION

DESTINATION	DISTANCE
Clockhouse Roundabout, A30	0.7 miles
Feltham Rail Station	1.6 miles
H26 Bus to Feltham Station	1.8 miles (5 min journey time)
H26 Bus to Hatton Cross Tube	2.2 miles (12 min journey time)
Terminal 4 Tube Station	2.3 miles
Heathrow Airport Cargo Terminal	1.8 miles
M3, 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

# HEATHROW **CARGO** TERMINAL

- ✈ 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 has approved a third runway at Heathrow Airport – the first full length runway in the south-east since the 1940's
- ✈ A new runway at Heathrow will bring economic benefits to passengers and the wider economy estimated at up to £61bn, the Government has stated, creating up to 77,000 additional local jobs



David O'Donovan  
dodonovan@dohertybaines.com

Richard Lord  
rlord@dohertybaines.com



Richard Harman  
richard.harman@dtre.eu

Jamie Catherall  
jamie.catherall@dtre.eu



Melinda Cross  
melinda.cross@eu.jll.com

Andy Harding  
andy.harding@eu.jll.com

James Miller  
james.miller@eu.jll.com

## 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 dohertybaines, DTRE or JLL. 5874.co.uk December 2016.

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**GRAFTONGATE**

**HEATHROWLOGISTICSPARK.COM**



# HEATHROW LOGISTICS PARK

●●● WAREHOUSE | INDUSTRIAL UNIT TO LET ●●●

UNIT 2

BEDFORD ROAD | HEATHROW | TW14 8EE  
81,107 SQ FT (7,535 SQ M) TO LET



## SPACE AVAILABLE

## UNIT 2

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)
<b>TOTAL</b>	<b>81,107 sq ft (7,535 sq m)</b>
Fenced Yard Depth	45 m
Parking Spaces	38

## WAREHOUSE - SPECIFICATION

- ✈ Eaves height of 11m to underside of haunch
- ✈ Floor loading of 50kN/m<sup>2</sup>
- ✈ Canopied loading
- ✈ 6 dock level loading doors
- ✈ 2 level access loading doors
- ✈ 10% Triple skin roof lights
- ✈ Photovoltaic solar cells
- ✈ Electric vehicle charging points

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
- LG7 compliant, LED fittings
- 8 person passenger lift
- High quality fixtures and fittings



## TERMS

**BEDFONT ROAD | HEATHROW | TW14 8EE**

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**FURTHER INFORMATION:**  
**HEATHROWLOGISTICSPARK.COM**