



VALOR PARK

HTHRW

DISTRIBUTION WAREHOUSE OPPORTUNITY **134,085 SQ FT (12,457 SQ M)**
MATHISEN WAY • HEATHROW • SL3 OHB **AVAILABLE Q4 2018**

UNAFFECTED BY
HEATHROW'S THIRD
RUNWAY



A4

HEATHROW CARGO TERMINAL

HEATHROW TERMINAL 5

WESTERN PERIMETER RD

M25

M25

M25

M25 J14

M3 J2

BATH RD

VALOR PARK
HTHRW135

MATHISEN WAY

POYLE RD

POYLE RD

AVAILABLE

Q4 2018



134,085 SQ FT

BEST IN CLASS



12.5M TO UNDERSIDE
OF HAUNCH



15 DOCK LEVEL
LOADING DOORS



50KN/m2 FLOOR
LOADING CAPACITY



2 LEVEL ACCESS
LOADING DOORS



YARD DEPTH
UP TO 50M



HOURS OF USE



153 CAR PARKING
SPACES



FITTED 1ST & 2ND
FLOOR OFFICES



POWER CAPACITY
1 MvA



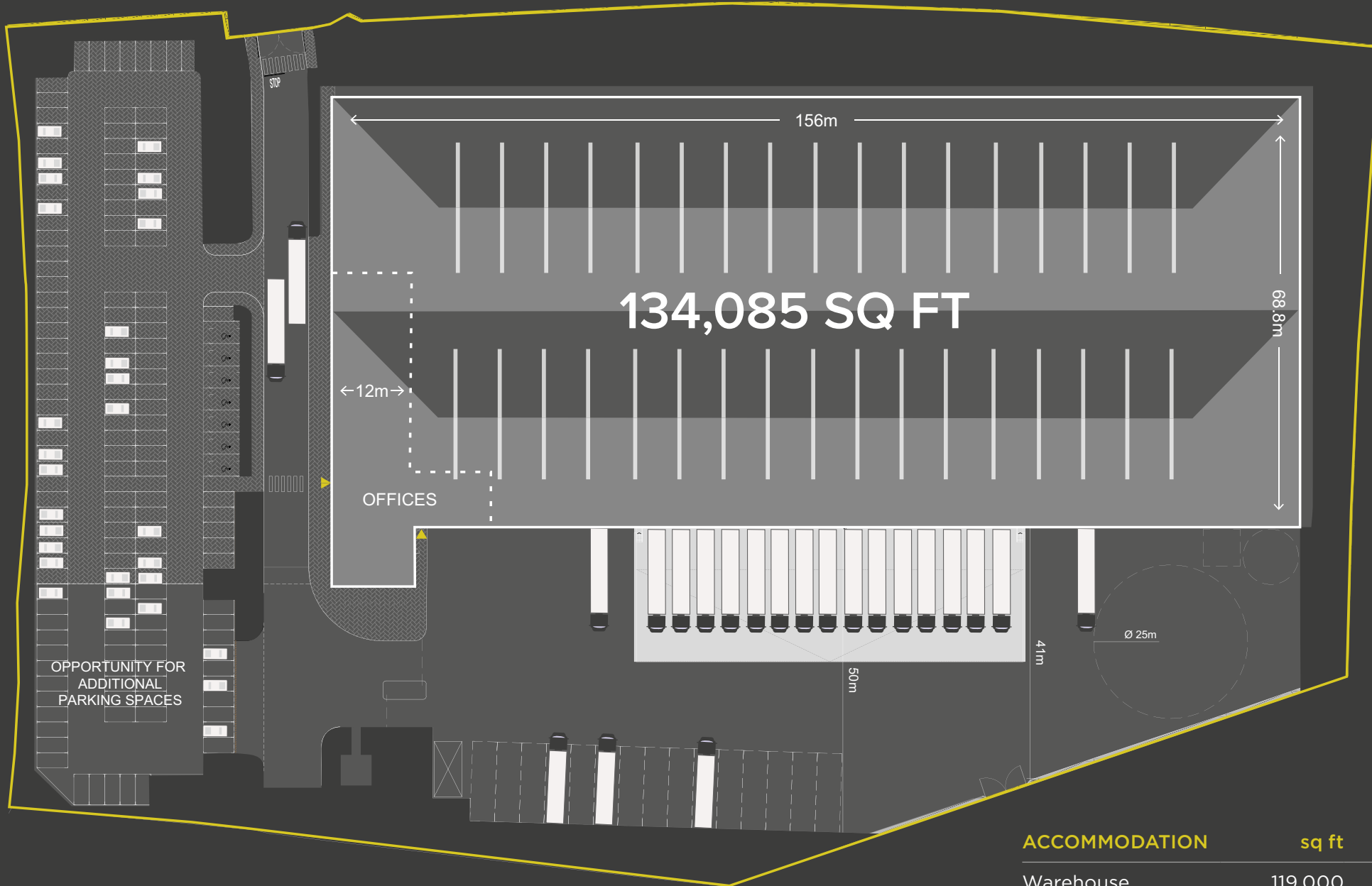
SECURE SITE



TARGET BREEAM
RATING EXCELLENT



UNRESTRICTED



134,085 SQ FT

156m

68.8m

←12m→

OFFICES

OPPORTUNITY FOR
ADDITIONAL
PARKING SPACES

Ø 25m

4.1m

50m

ACCOMMODATION

sq ft

sq m

Warehouse 119,000 11,055

1st Floor Offices 8,148 757

2nd Floor Offices 6,937 645

Total 134,085 12,457

APPOX. GEA

COMMUNICATIONS

M25 J14	1.4 miles
M4 J4B	3.3 miles
Heathrow Terminal 5	3.6 miles
Cargo Terminal	3.9 miles
Slough	4.5 miles
Heathrow Terminal 4	4.8 miles
Hatton Cross	5.8 miles
M3 J2/M25 J12	6.3 miles
Central London	20 miles
London Gateway	62.4 miles
Southampton Port	66.4 miles

SOURCE: GOOGLE MAPS

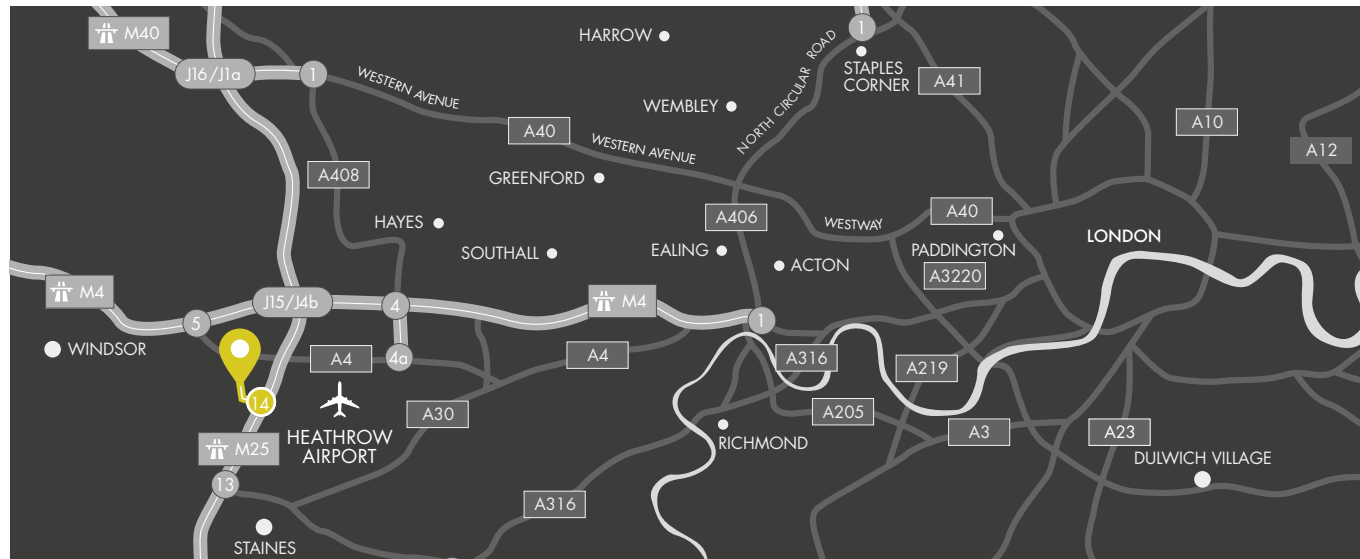
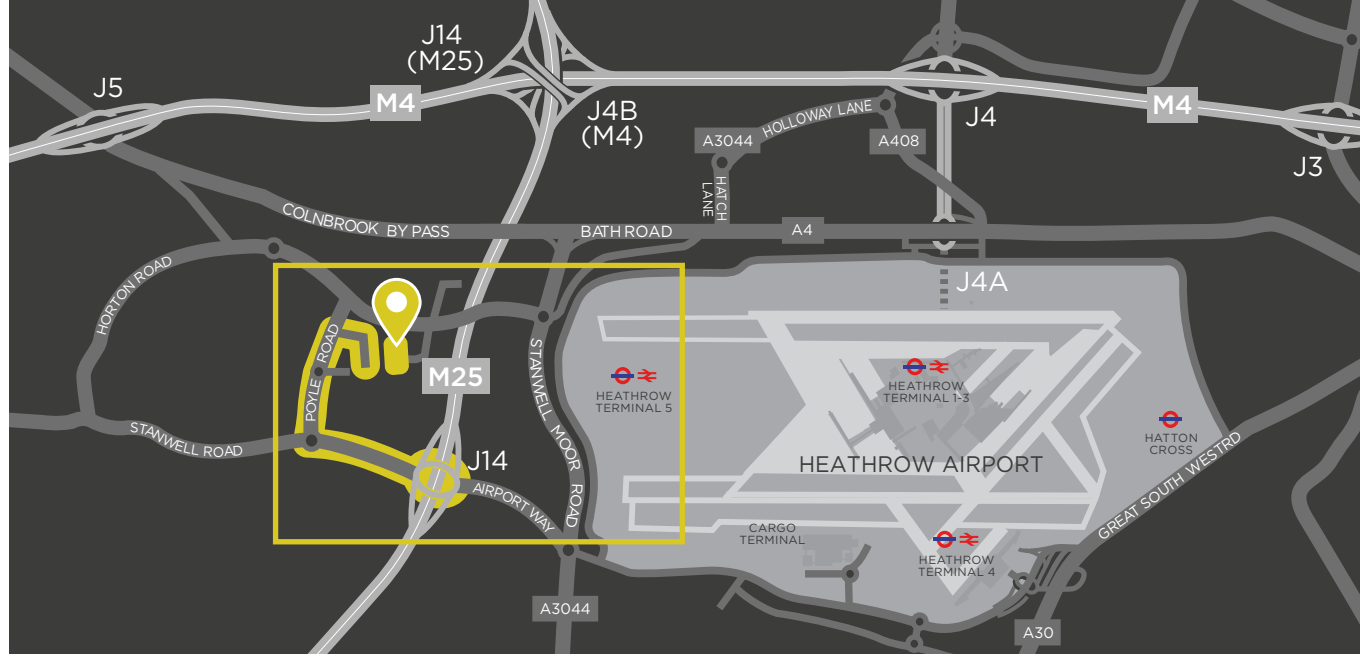
SAT NAV

SL3 OHB

TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.

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