

AVAILABLE OCTOBER 2018

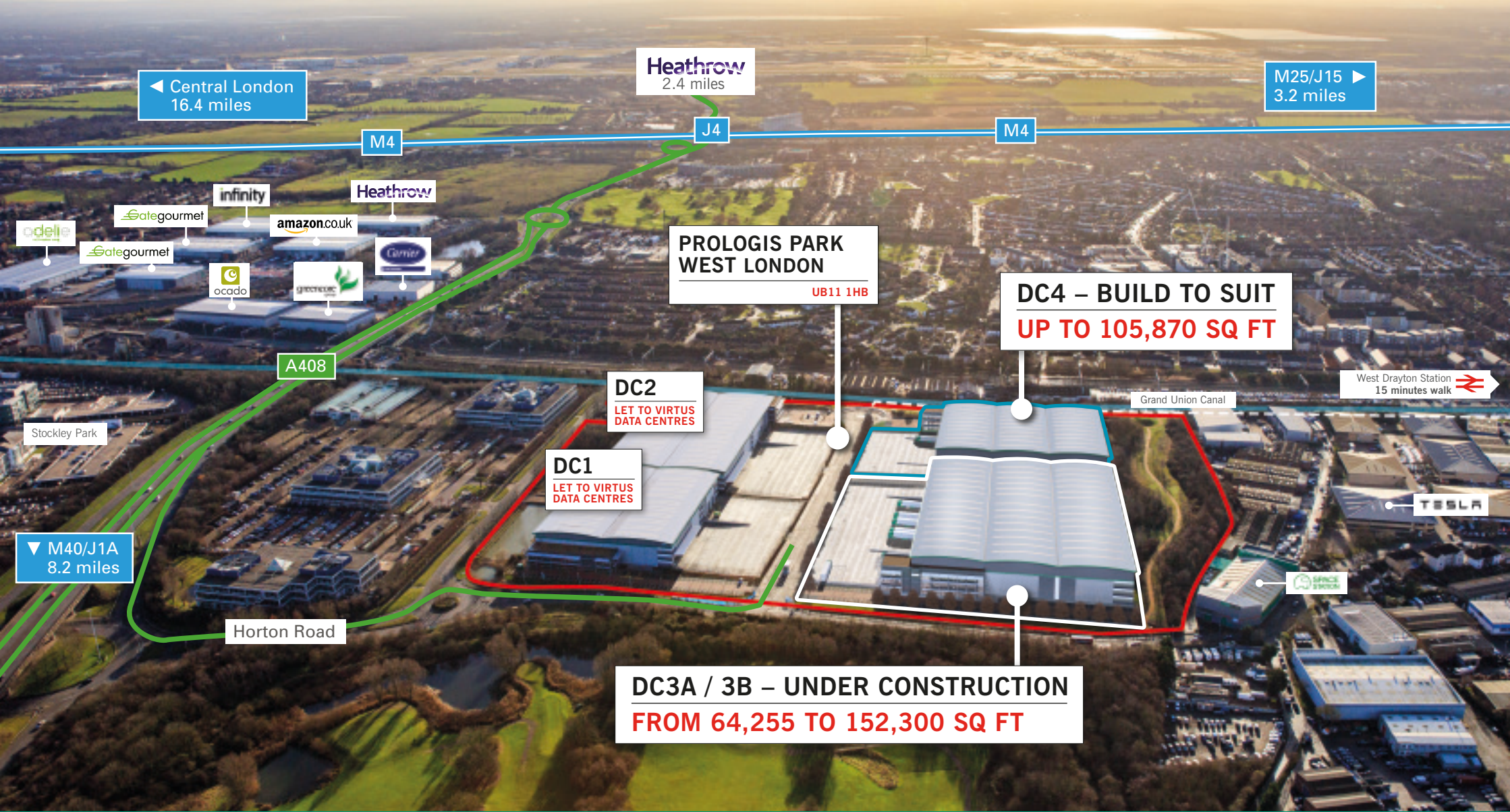
64,255 TO 152,300 SQ FT UNDER CONSTRUCTION

WITH A FURTHER 105,870 SQ FT BUILD TO SUIT OPPORTUNITY
WITH DETAILED PLANNING PERMISSION

PROLOGIS PARK WEST LONDON

M4/J4

AN EXCEPTIONAL DISTRIBUTION DEVELOPMENT
CLOSE TO HEATHROW AIRPORT UB11 1HB



◀ Central London
16.4 miles

Heathrow
2.4 miles

M25/J15 ▶
3.2 miles

M4

J4

M4

odette
Sategourmet
infinity
amazon.co.uk
ocado
Heathrow
Carner

**PROLOGIS PARK
WEST LONDON**
UB11 1HB

**DC4 – BUILD TO SUIT
UP TO 105,870 SQ FT**

A408

DC2
LET TO VIRTUS
DATA CENTRES

West Drayton Station
15 minutes walk

Stockley Park

DC1
LET TO VIRTUS
DATA CENTRES

Grand Union Canal

TESLA

▼ M40/J1A
8.2 miles

Horton Road

DC3A / 3B – UNDER CONSTRUCTION
FROM 64,255 TO 152,300 SQ FT

SPACE STATION

BEST IN CLASS | WEST LONDON'S PREMIER INDUSTRIAL / LOGISTICS DEVELOPMENT

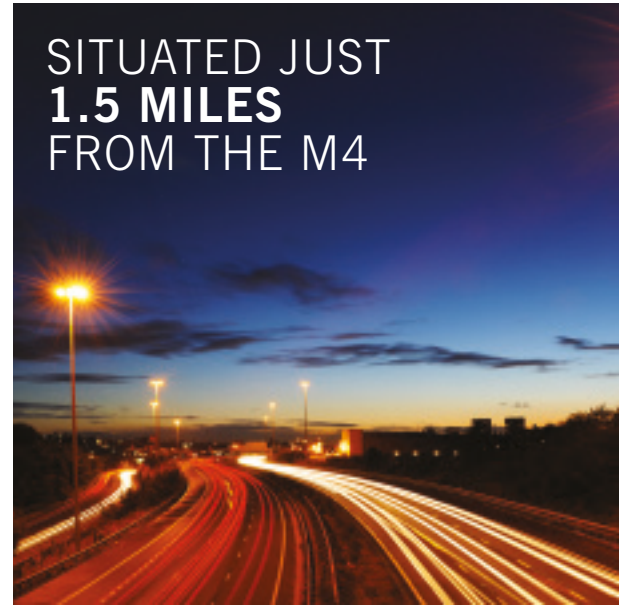
IDEALLY PLACED TO SERVE CENTRAL LONDON, HEATHROW & THE THAMES VALLEY

The ability to readily access key markets is critical to our customers' success. Prologis Park West London offers unrivalled links to the Capital, Heathrow Airport and the national motorway network.

THE HIGHEST QUALITY WORKING ENVIRONMENT



SITUATED JUST 1.5 MILES FROM THE M4



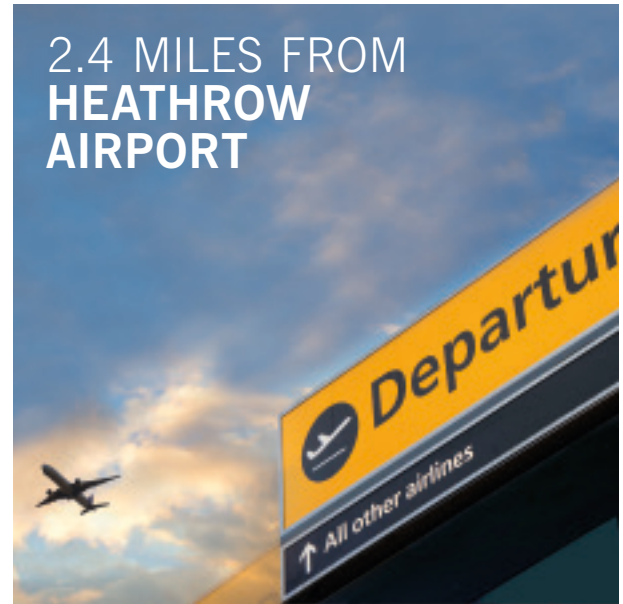
UP TO 80 BUSES A DAY STOP AT THE PARK



ONLY 15 MINS WALK FROM WEST DRAYTON CROSSRAIL STATION



2.4 MILES FROM HEATHROW AIRPORT



PARK SERVICES

ACTIVE MANAGEMENT

Our buildings are on Prologis Parks, which we own, manage and maintain.

So when customers move to one of our buildings, they can benefit from a range of park-wide services that we have designed to support their business operations and retain their staff.

-  ANPR control and regulation
-  On-site security
-  Green travel plan
-  Maintained private roads
-  Community liaison
-  On-site parking controls
-  Snow clearance/road gritting
-  Maintained park drainage
-  Maintained landscaping
-  Park signage
-  Litter picking
-  Amenity space
-  Shared external building clean
-  On-site recruitment service
-  Customer estate meetings

A BREATH OF FRESH AIR

ATTRACTIVE BUSINESS ENVIRONMENT FRONTING THE GRAND UNION CANAL



We understand the value our customers place on having an environment that provides a sense of wellbeing for their staff. Prologis Park West London offers a distinct air of tranquillity.

Fronting the Grand Union Canal, the park offers superb waterside walks and cycle routes including a Heritage Trail along the tow-path of Britain's longest canal.

It's a lively and dynamic area with the added benefit of a nursery next door.



Stockley Park Arena is a short walk away and provides the following amenities; Greggs Bakery, Costa, WH Smiths, JD Wetherspoon, Nuffield Health Club, Stockley Park golf club and other restaurant facilities.



WELL CONNECTED

DIRECT ACCESS TO THE UK MOTORWAY NETWORK

- Situated just 2.4 miles from Heathrow Airport.
- The ideal logistics location with excellent transportation links to road, rail, ports and Central London.
- The area is well served by public transport with tube and two rail stations close by, and an extensive bus network, providing a co-ordinated transport hub.
- A10, 350 and U5 buses all service the site from Horton Road providing access to West Drayton Station, Uxbridge, Hayes & Harlington and Heathrow Terminals 1, 2, 3 and 5.
- 15 minute walking distance to West Drayton (Crossrail) Railway Station.

DRIVE TIMES

ROAD

DESTINATION	MILES*	TIMES*
M4/J4	1.5	4mins
M25/J15	3.2	6mins
Heathrow Terminal 1-3	3.3	8mins
Heathrow Cargo Terminal	3.5	10mins
A40/J1	5	14mins
M40/J1A	8.2	11mins
M3/J2	10.1	12mins
M1/J1	14.8	27mins
Central London	16.4	33mins
West Drayton	1.2	4mins
Crossrail Station		

AIRPORT

DESTINATION	MILES*	TIMES*
Heathrow	3.5	10mins
Gatwick	42.1	42mins
Stansted	63.4	1hr 7mins

PORT

DESTINATION	MILES*	TIMES*
Southampton	67	1hr 16mins
Tilbury	69.9	1hr 9mins
London Gateway	75.6	1hr 21mins
Dover	105	1hr 39mins
Felixstowe	117	2hr 1mins

*Approximate figures, Source: Google Maps

Prologis Park West London has a good supply of skilled labour with experience of working within the industrial and distribution sector.



WORKING AGE POPULATION

758,500

(67% OF TOTAL POPULATION)



AVERAGE WEEKLY PAY FOR THE AREA IS

£577

COMPARED TO £618 IN OTHER PARTS OF LONDON

NEARLY

4 MILLION HOUSEHOLDS

WITHIN A 30 MINUTE DRIVE



20% OF THE LOCAL WORKFORCE ARE EMPLOYED IN LOGISTICS MANUFACTURING & TRANSPORT



Local area: Hillingdon, Harrow, Ealing, Hounslow
Source: nomisweb.co.uk; Royal Mail

PROLOGIS QUALITY

UNRIVALLED FLEXIBILITY

DC3 offers truly flexible accommodation with the ability to divide the 152,300 sq ft unit into two, from 64,255 sq ft upwards, and will be available for occupation from October 2018.

DC4 offers a build to suit opportunity of up to 105,870 sq ft with detailed planning permission in place.

The accommodation will achieve a minimum BREEAM 'Very Good' (2014) accreditation and the best EPC rating possible. Rooftop solar PV delivers 10% of each unit's regulated energy use with feed in tariffs at no extra cost, ensuring our customers save on everyday operating expenses.

In addition to the contemporary building design, yard depths are generous at 50m and the park itself has a manned 24-hour security gatehouse for added peace of mind.

DEVELOPER SPECIFICATION



WAREHOUSE

- 15m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- Minimum BREEAM (2014) 'Very Good' accreditation



OFFICE

- Two-storey offices
- Mechanically ventilated air handling system
- Suspended ceilings
- Raised access floors



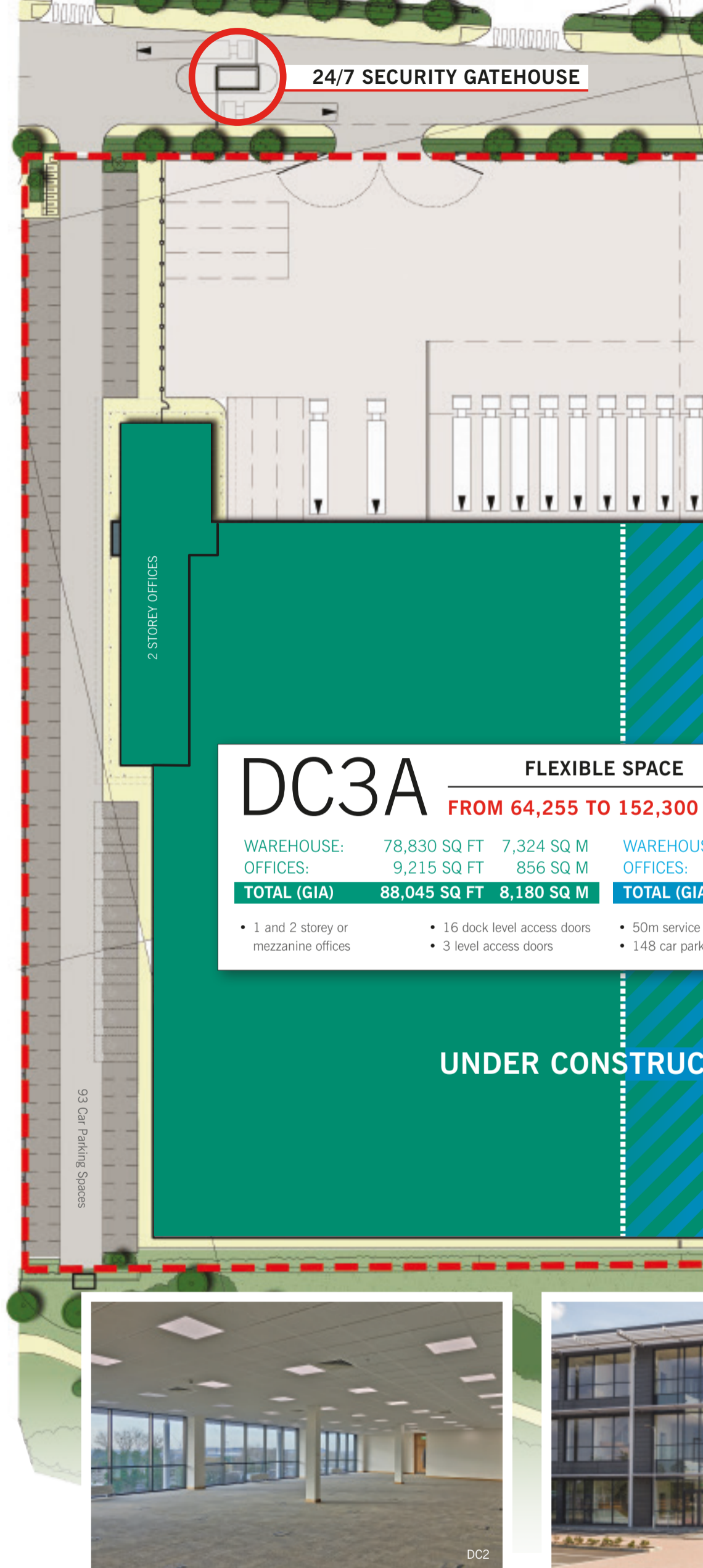
EXTERNAL

- 50m deep service yards
- Secure fenced site
- Security lighting – office car park / service yard
- Covered cycle shelter



SUSTAINABILITY

- Target EPC rating of 'A'
- Minimum BREEAM (2014) 'Very Good' accreditation



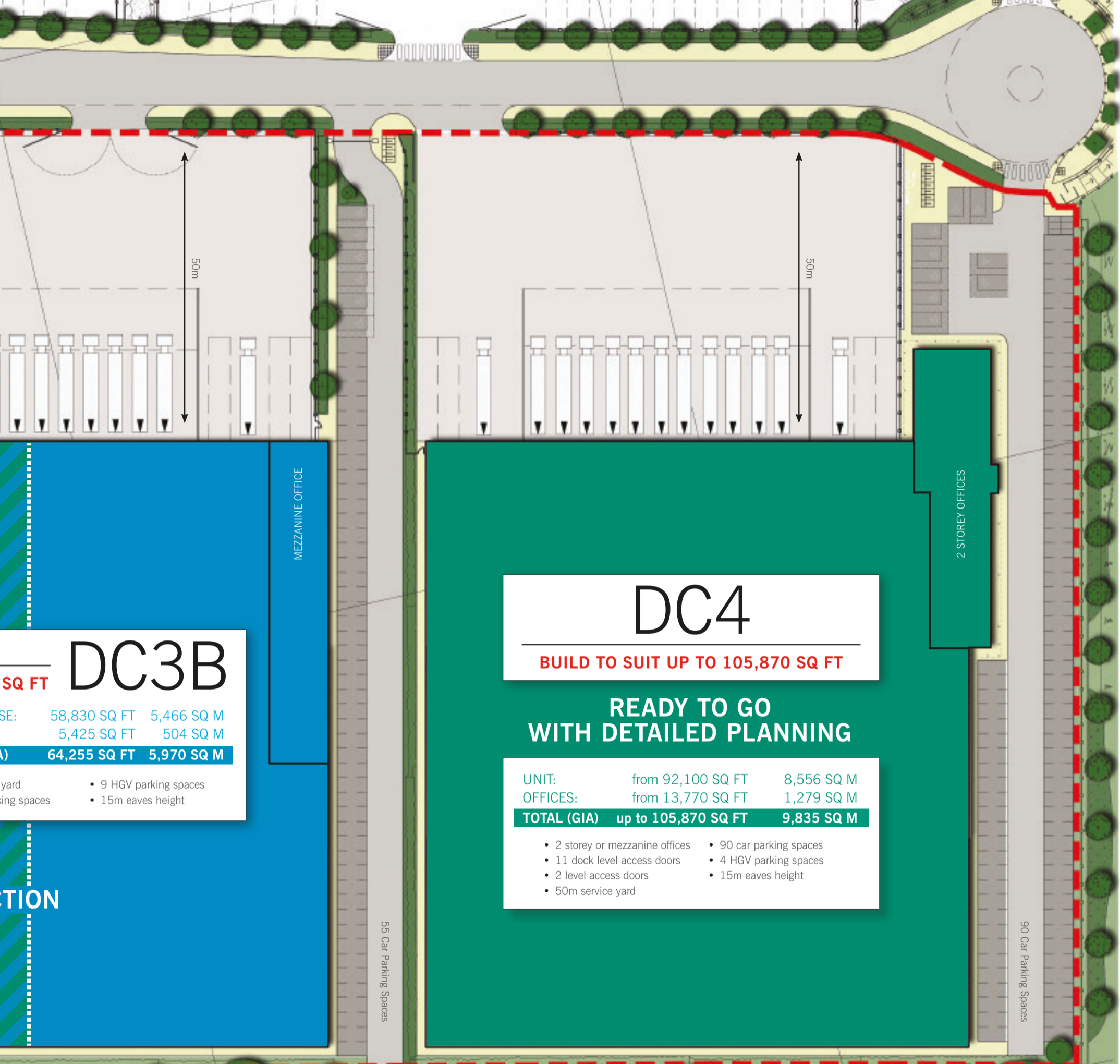
DC2



(PHASE 2) 6.14 ACRES
FROM 64,255 TO 152,300 SQ FT

SECURE 50M SERVICE YARDS

15M EAVES HEIGHT



DC3B

SQ FT

SE: 58,830 SQ FT 5,466 SQ M
 5,425 SQ FT 504 SQ M

A) 64,255 SQ FT 5,970 SQ M

- 9 HGV parking spaces
- 15m eaves height

DC4

BUILD TO SUIT UP TO 105,870 SQ FT

READY TO GO WITH DETAILED PLANNING

UNIT:	from 92,100 SQ FT	8,556 SQ M
OFFICES:	from 13,770 SQ FT	1,279 SQ M
TOTAL (GIA)	up to 105,870 SQ FT	9,835 SQ M

- 2 storey or mezzanine offices
- 11 dock level access doors
- 2 level access doors
- 50m service yard
- 90 car parking spaces
- 4 HGV parking spaces
- 15m eaves height

CTION

55 Car Parking Spaces

90 Car Parking Spaces



SITE LAYOUT
1:500

ROOF TOP SOLAR PV TO DELIVER
10% OF EACH UNIT'S
REGULATED ENERGY USE

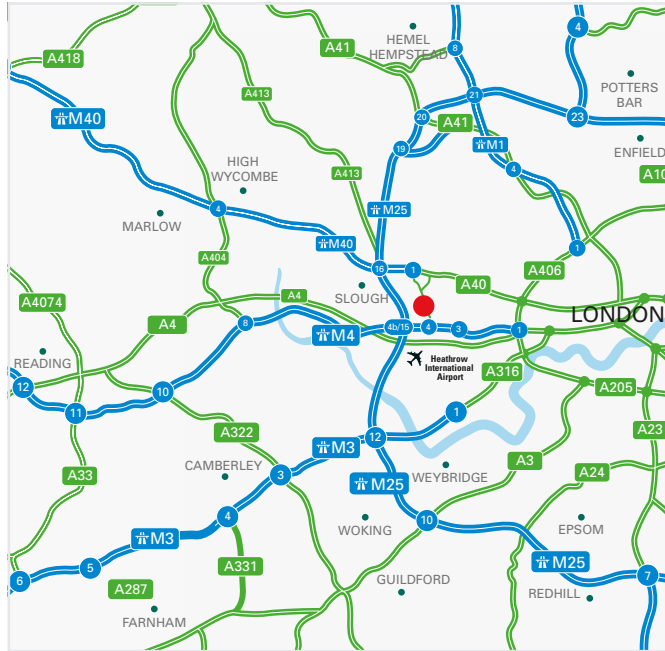
ALL UNITS AIM TO ACHIEVE
BREEAM 'VERY GOOD'
(2014) ACCREDITATION

24/7 UNRESTRICTED ACCESS

PROLOGIS PARK WEST LONDON

M4/J4

SAT NAV UB11 1HB



ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide.

We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible.

Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

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