

**3 NEW INDUSTRIAL/WAREHOUSE UNITS
81,109 TO 109,893 SQ FT**

BEDFONT ROAD | HEATHROW | TW14 8EE

HEATHROW LOGISTICS PARK



**AVAILABLE
FOR IMMEDIATE
OCCUPATION**

HEATHROWLOGISTICSPARK.COM



HEATHROW CARGO TERMINAL

M25 (J14)

STANWELL ROAD

A30

BEDFONT ROAD

UNIT 1
109,893
SQ FT

UNIT 4 LET
TO JAMES CARGO

UNIT 2
81,109
SQ FT

UNIT 3
91,727
SQ FT

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



High specification buildings
Available now



First class features

WAREHOUSE

- ◆ 11 - 12m clear height
- ◆ 50kN/sq m floor loading
- ◆ Secure yards and estate
- ◆ Excellent dock and level loading provision
- ◆ Yard depths of 45 – 50 metres
- ◆ Excellent natural light – 10% roof lights

OFFICES

- ◆ Ground and first floor offices
- ◆ Fully fitted with air conditioning and raised floors
- ◆ Double height reception areas
- ◆ Open plan layout
- ◆ Excellent natural light
- ◆ Fitted Kitchenette

EXTERNAL

- ◆ Secure yard
- ◆ Flexible car parking
- ◆ Electric car charging points



UNIT 1 DOCK DOORS ^
UNIT 2 RECEPTION AREA >



UNIT 3 OFFICE v



UNIT 1 WAREHOUSE

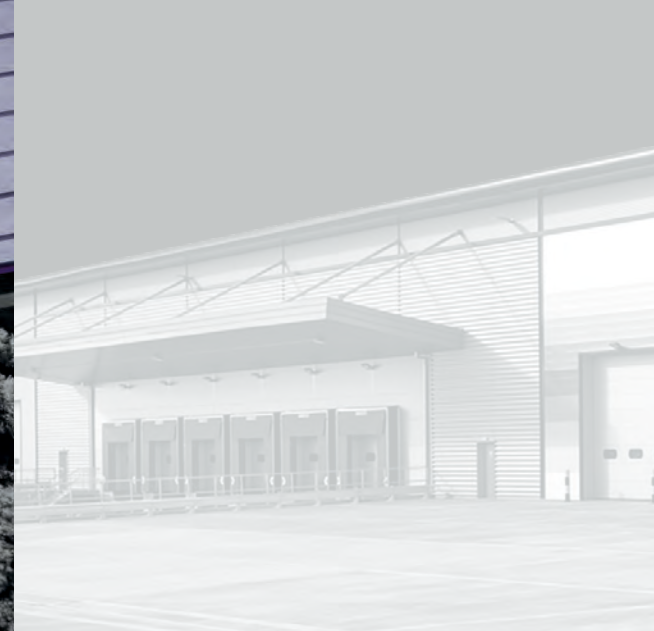
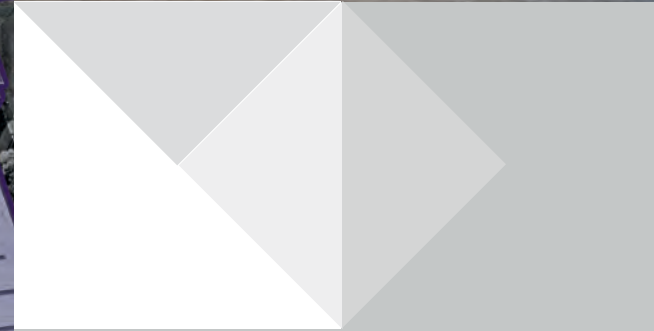


UNIT 2
81,109
SQ FT

UNIT 1
109,893
SQ FT

UNIT 3
91,727
SQ FT

LET TO
JAMES CARGO



UNIT 2 YARD

◆ FAST MOVE - AVAILABLE FOR IMMEDIATE OCCUPATION

- ◆ HIGH QUALITY INDUSTRIAL / WAREHOUSE DEVELOPMENT TOTTALLING 282,729 SQ FT ACROSS 3 UNITS
- ◆ ENVIRONMENTALLY FRIENDLY LOGISTICS PARK WITH GREY WATER HARVESTING AND BREAM 'VERY GOOD' RATING
- ◆ WELL LOCATED WITH QUICK ACCESS TO HEATHROW CARGO TERMINAL, M4, M25 AND M3
- ◆ PV PANELS ON ROOFTOP
- ◆ DETACHED UNITS FROM 81,109 SQ FT TO 109,893 SQ FT
- ◆ 'HEADQUARTERS' QUALITY OFFICES
- ◆ SECURE ESTATE
- ◆ PARKLAND FACILITIES FOR STAFF
- ◆ EPC RATING 'A'
- ◆ LARGE SECURE YARDS WITH FLEXIBLE PARKING

First class features

WAREHOUSE

- ◆ 11 - 12m clear height
- ◆ 50kN/sq m floor loading
- ◆ Secure yards and estate
- ◆ Excellent dock and level loading provision
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UNIT 1 109,893 SQ FT



SPACE AVAILABLE

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
<small>(approx GEA)</small>		
Eaves Height	12 m	
Fenced Yard Depth	50 m	
Marked Parking Spaces	68	

UNIT 2 81,109 SQ FT



SPACE AVAILABLE

Warehouse	68,601 sq ft	6,373 sq m
Ground Floor Offices	6,254 sq ft	581 sq m
First Floor Offices	6,254 sq ft	581 sq m
Total	81,109 sq ft	7,535 sq m
<small>(approx GEA)</small>		
Eaves Height	11 m	
Fenced Yard Depth	45 m	
Marked Parking Spaces	38	

UNIT 3 91,727 SQ FT



SPACE AVAILABLE



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
<small>(approx GEA)</small>		
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

BY BUS

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 to and from Heathrow Logistics Park (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. April 2018 · 11599 · tasseldesign.co.uk

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