

# PROLOGIS PARK WEST LONDON

M4/J4 UB11 1HB

DC2 PICTURED



## PLOT 4 BUILD TO SUIT

INDUSTRIAL/DISTRIBUTION DEVELOPMENT PLOT  
CAPABLE OF ACCOMMODATING UP TO **105,870 SQ FT**

LAST  
REMAINING  
PLOT

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**



#### THE PROLOGIS ADVANTAGE

# A GREAT SPACE IN A GREAT PLACE

**LAST  
REMAINING  
PLOT**

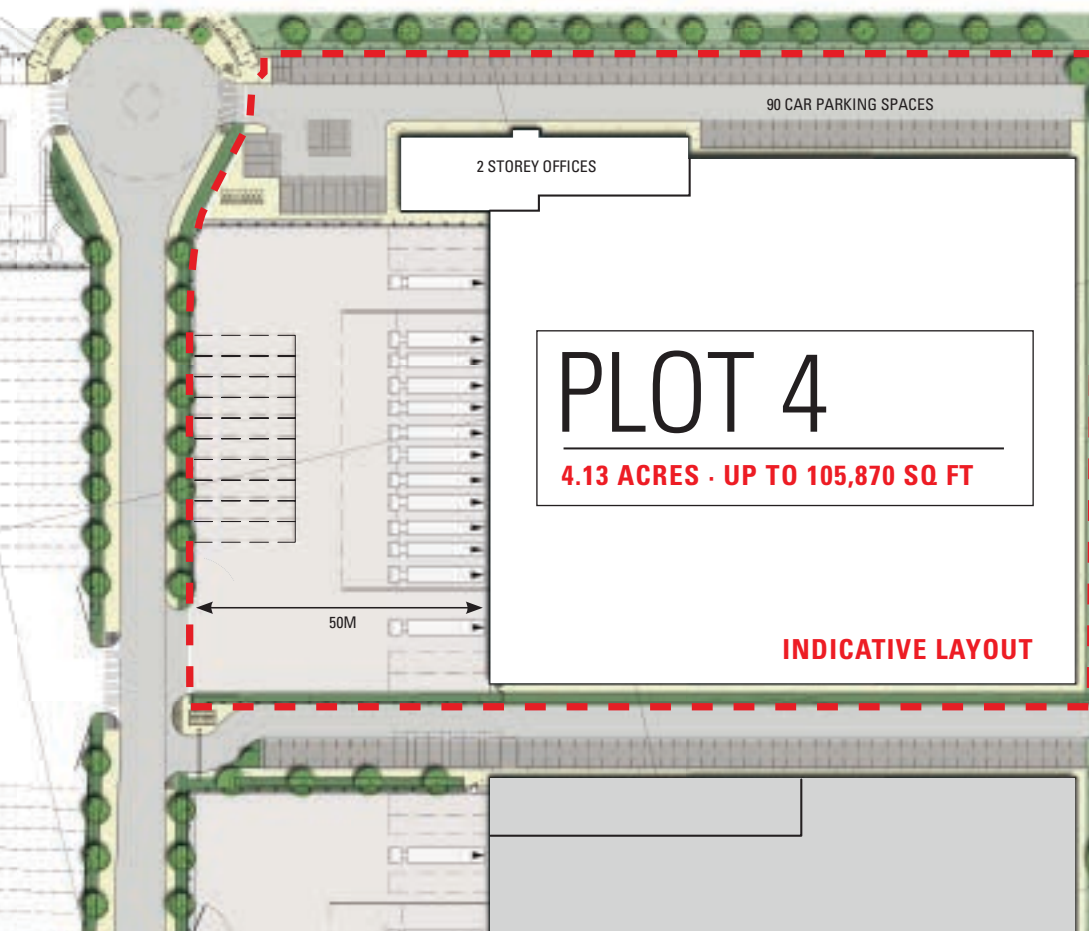
Plot 4 offers a build to suit opportunity of up to 105,870 sq ft with detailed planning permission in place.

Plot 4 offers flexible options. Benefiting from a high quality Prologis specification as standard, and with 4.13 acres available, Plot 4 offers the chance to commission a unique facility that will exactly match any occupier's needs. Prologis Park West London offers unrivalled links to the Capital, Heathrow Airport and the national motorway network.

And yet despite its prime location, areas within the Park also offer a distinct air of tranquillity enhancing its amenity. Fronting the Grand Union Canal, superb waterside walks and cycle routes, including a Heritage Trail along the tow-path of Britain's longest canal, are all on the doorstep.

#### PARK SERVICES

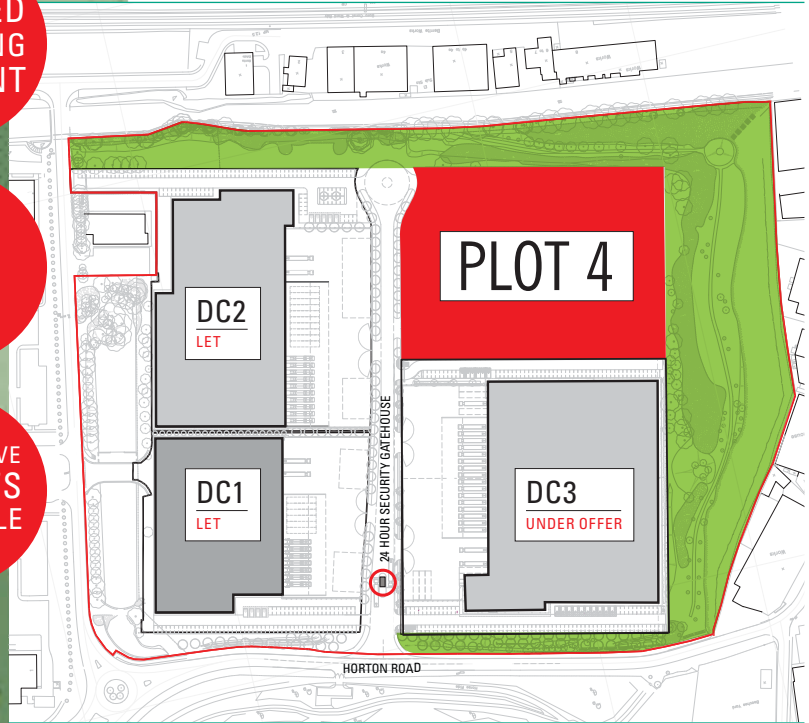




DETAILED PLANNING CONSENT

36 WEEK BUILD

ALTERNATIVE LAYOUTS AVAILABLE



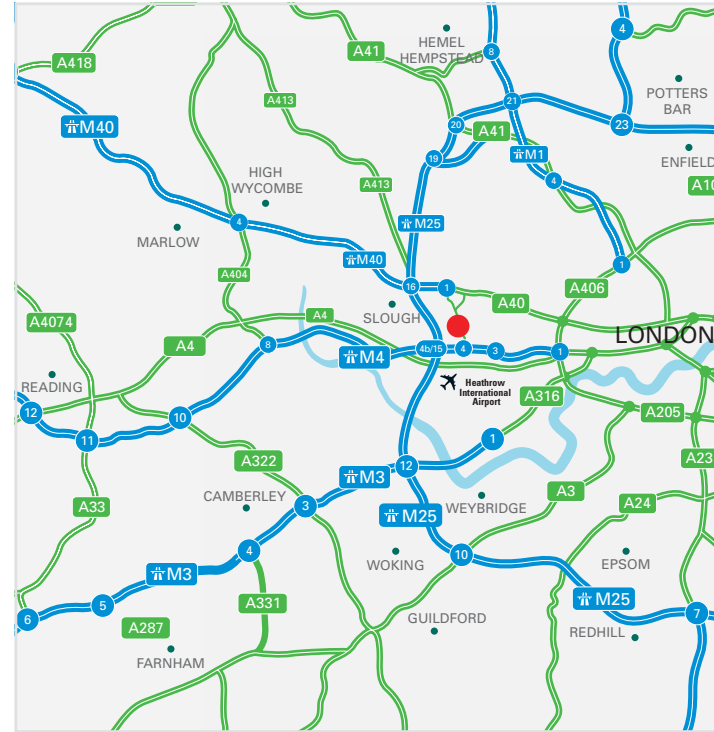
**DC3**  
UNDER OFFER

PROLOGIS STANDARD SPECIFICATION

- Gatehouse and 24/7 security
- Up to 500 MVA power available
- Service yards to suit
- Up to 15m clear internal height
- Floor loadings to suit
- Dock and level access doors
- Flexible car parking
- Mechanically ventilated air handling system
- Suspended ceilings
- Raised access floors
- Target EPC rating of 'A'
- Minimum BREEAM (2014) 'Very Good' accreditation
- Rooftop solar PV
- Detailed Planning Consent for industrial and warehouse uses (B1(C), B2 and B8)
- 24/7 access



24 HOUR SECURITY GATEHOUSE



Richard Harman / Jake Huntley



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## 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.

