Polar Park Unit 2b Heathrow

TO LET
Distribution Warehouse
56,289 Sq Ft (5,229.4 Sq M) GEA

Unit 2b Polar Park,
Bath Rd, West Drayton
UB7 0EX

///race.wooden.first

At the Heart of Heathrow's Air Freight Network

Polar Park is a strategically located warehouse and distribution destination positioned just 300 metres from the boundary of London Heathrow Airport. With direct access from the A4 Bath Road and immediate connectivity to Heathrow's Northern Perimeter Road, the estate is ideally suited to businesses requiring fast and efficient access to air freight operations.

As part of one of the UK's most established logistics locations, Unit 2b Polar Park places occupiers at the centre of a globally connected supply chain. The estate supports the seamless movement of goods between warehouse and aircraft, helping businesses reduce transit times and improve operational efficiency.

Occupiers benefit from exceptional access to Heathrow's cargo and passenger terminals, alongside direct connections to the M4, M25 and M40, providing outstanding links across London, the South East and the wider UK. Polar Park is home to a range of established occupiers including DHL, Air Menzies and the Metropolitan Police.

Built for Airport to Capital, Last Mile Logistics

Designed to support logistics operations, Unit 2b Polar Park offers a highly functional warehouse environment with B2 and B8 use, 8.4m clear internal height, multiple loading positions and a secure service yard extending up to 63m.

The combination of dock and level access loading, substantial power provision and integrated office accommodation provides occupiers with the flexibility required to support distribution, fulfilment, air freight and last-mile delivery operations. The building's established specification and strategic Heathrow location combine to deliver a practical solution for a broad range of operational requirements.

Unit	Sq Ft (GEA)	Sq M (GEA)
Warehouse	47,057	4,371.7
Offices	9,232	857.6
Total	**56,289**	**5,229.4**

8.4M Clear Internal Height

63M Yard Depth

34 Car Parking Spaces

7 HGV Spaces

1 Dock Loading Door

5 Level Access Doors

Key Transport Connections

Staff Cycle Parking

Secure Gated Yard

250kVA Power Supply

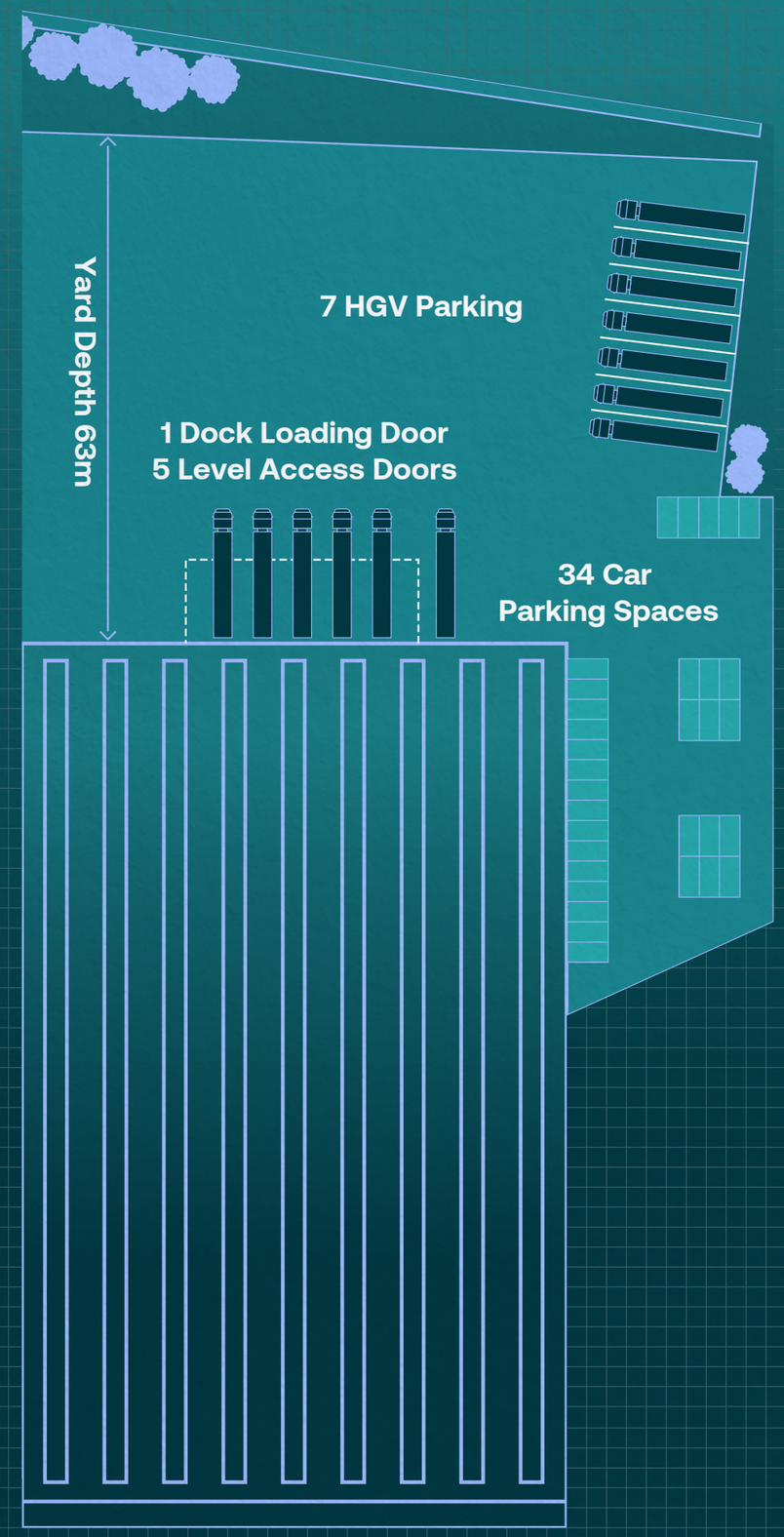
Site Coverage 48%

Site Area 2.7 acres

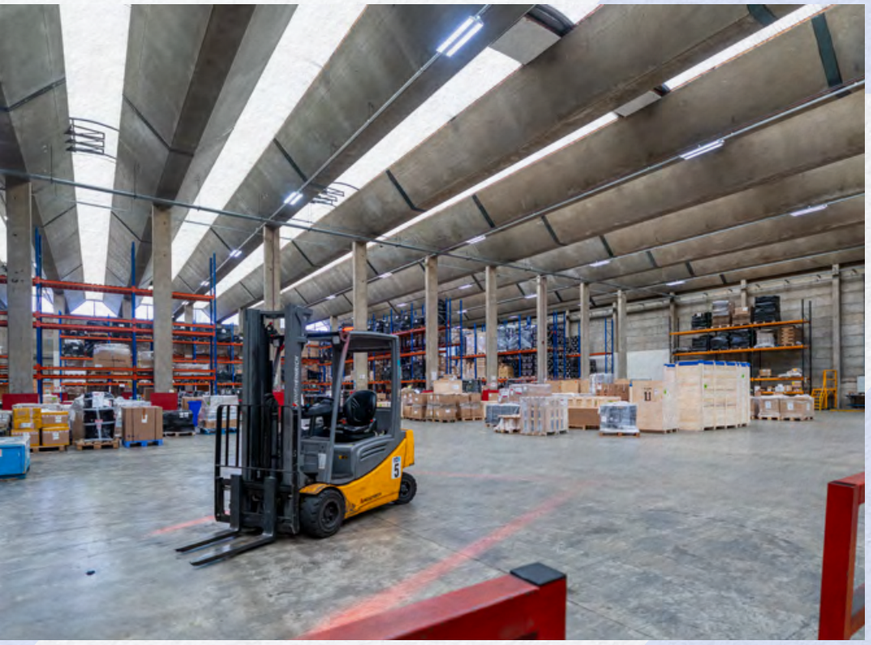
Target B/C EPC Rating

Gatehouse on-site 24hr Security and CCTV

Office Accommodation



DELIVERY



Last Mile Connectivity with Global Reach

Located between Central London and the M25 motorway, Heathrow and West Drayton remain one of the UK's most strategically connected business locations.

The area benefits from immediate access to the M4, M25 and A4, providing efficient links to London, the South East and the national motorway network. Heathrow is also served by the Elizabeth Line, Heathrow Express, London Underground and extensive bus services, offering excellent accessibility for both staff and visitors.

Combined with its position alongside the largest air freight gateway at Heathrow Airport, Polar Park offers occupiers a unique opportunity to serve regional, national and international markets from a single location.

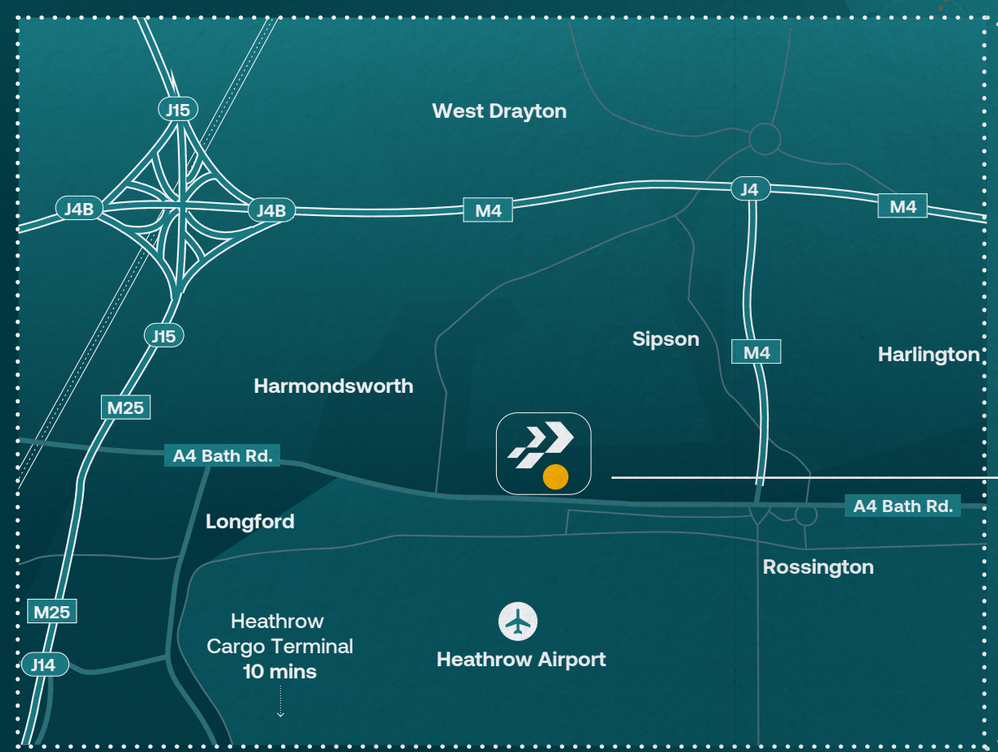
Roads	Miles	Time
M4 (J4a)	0.5	2 mins
M4 (J4)	1.5	4 mins
M25 (J15)	3.5	7 mins
M25 (J14)	3.5	8 mins
M3 (J2)	9	15 mins
M40 (J1a)	9.5	16 mins

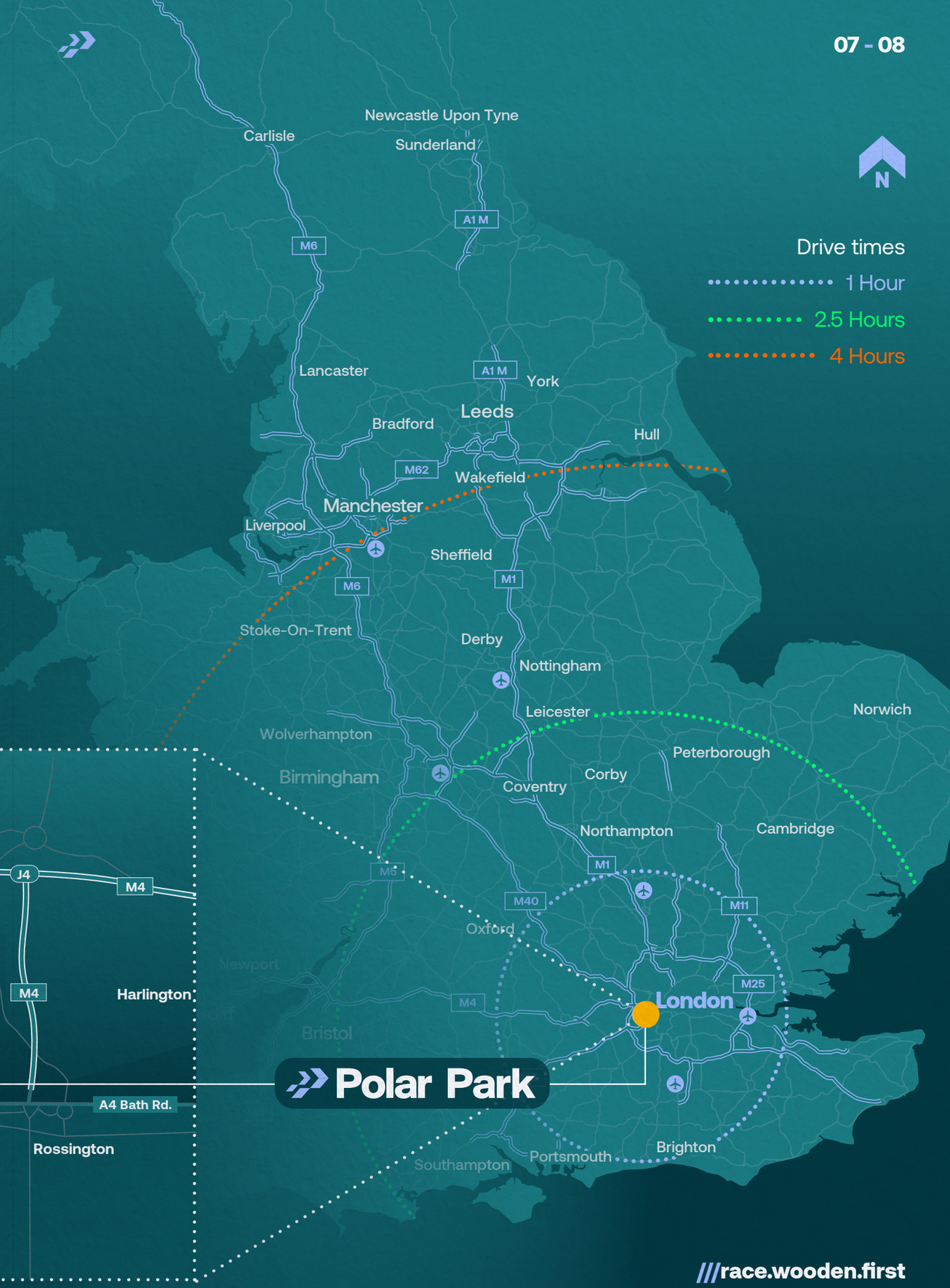
Airport	Miles	Time
Heathrow	1	5 mins
Cargo Terminal	4	10 mins
Luton	35.4	40 mins
Gatwick	40.3	45 mins
London City	63	1 hr
Stansted	64.2	1 hr 5 m

Port	Miles	Time
Southampton	65.5	1 hr 10 m
Tilbury	68.2	1 hr 15 m
London Gateway	70	1 hr 15 m
Felixstowe	121	2 hrs 10 m

22,000,000

People reachable within a 1 hour HGV drive time from Polar Park Heathrow.





Access to London's Workforce & Businesses

Unit 2b Polar Park benefits from access to one of the UK's largest and most diverse labour markets. The surrounding area provides a substantial workforce with experience across logistics, aviation, manufacturing and a broad range of business support sectors.

Supported by excellent transport connections and a significant residential catchment, occupiers can access a deep pool of labour capable of supporting both operational and management functions. This combination of workforce availability and connectivity continues to make Heathrow one of the country's most important locations for logistics and distribution businesses.

74%

UK population reachable within a 4 hours HGV drive time.

76,000+

People employed across the Heathrow campus.

50,000,000+

Consumers accessible within a 4 hour HGV drive time.

150,000+

Jobs in manufacturing, transport, storage and logistics sectors in local area.

320,000+

Residents within the London Borough of Hillingdon.

110,000+

Active businesses across West London & the Thames Valley.

1,100,000

Working-age residents within a 30 minute HGV drive time.

165,000+

Economically active workers in the local labour market.

22,000,000

Consumers reachable within a 1 hour HGV drive time.

114%

Increase in road freight transport businesses across the UK since 2011.

Sources: Nomis

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