SEGRO Park

Green Lane, Heathrow, TW4 6HB

DE SOUZA



TO LET

61,860 TO 245,590 SQ FT
(5,746.98 TO 22,816.06 SQ M)

Design and build opportunities near Heathrow Airport

- Up to 15m eaves height
- Up to 40m yard depth
- Level access and dock level loading doors
- Photovoltaic panels
- Designated parking spaces and EV Charging
- Targeting EPC A+ & BREAAM 'Excellent'
- Net-zero operational carbon
- Ample power available

Summary

Available Size	61,860 to 245,590 sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

A first-class build-to-suit opportunity is coming to SEGRO Park Green Lane. We're excited to offer up to 261,810 sq ft of Grade A warehouse space, a rare prospect adjacent to Heathrow Airport. This proposal outlines several indicative layouts to showcase the site's potential. All the designs are flexible and tailorable to your business' individual needs. Located at the intersection of Green Lane and The Causeway, this privately managed estate is perfectly placed for all kinds of businesses. With sustainability at its core, a curated landscape, and all kinds of amenities, SEGRO Park Green Lane is your runway for future success.

Location

Bring your business within international reach in one of the world's largest airport hubs. Right on the doorstep of Heathrow Airport and Heathrow Cargo Centre, SEGRO Park Green Lane provides unrivaled access both to international markets and the broader transport infrastructure. Within walking distance of Hatton Cross station (Piccadilly Line), it also offers quick access to central London via the M4.

Accommodation

The accommodation comprises the following areas:

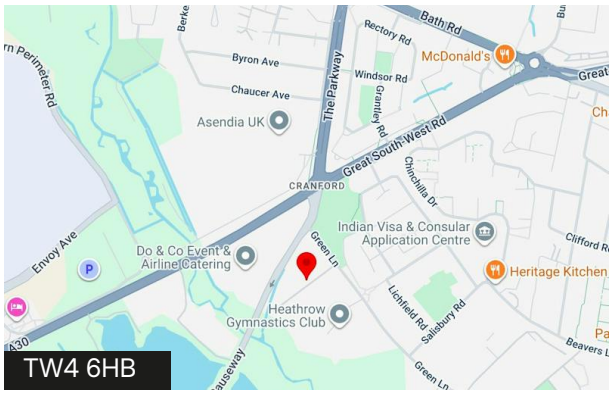
Name	sq ft	sq m
Unit - Unit 1	61,860	5,746.98
Unit - Unit 2	117,950	10,957.91
Unit - Unit 3	65,780	6,111.16
Total	**245,590**	**22,816.05**

Specification

Up to 15m eaves height
Up to 40m yard depth
Level access and dock level loading doors
Photovoltaic panels
Designated parking spaces
EV charging
Targeting EPC A+
Targeting BREEAM 'Excellent'
Net-zero operational carbon
Ample power availabl

Terms

Available on new leases for a term to be agreed.







Viewing & Further Information



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