

VALOR PARK
HEATHROW

DISTRIBUTION WAREHOUSE OPPORTUNITY **134,847 SQ FT (12,527.7 SQ M)**
MATHISEN WAY • POYLE • HEATHROW • SL3 OHB **AVAILABLE Q4 2018**

UNAFFECTED BY
HEATHROW'S PROPOSED
THIRD RUNWAY



A4

HEATHROW CARGO TERMINAL

HEATHROW TERMINAL 5

WESTERN PERIMETER RD

M4 J4B

M25 J14

M25

M25

M25

M3 J2

UCH

ARAMEX

UPS

FEDEX

DAVIES TURNER

BATH RD

VALOR PARK
HEATHROW

MATHISEN WAY

GOLDSTAR

SIG

POYLE RD

NEWREST

POYLE RD

HILTON

M25 J14

AVAILABLE

Q4 2018



134,847 SQ FT

BEST IN CLASS



12.5M TO UNDERSIDE
OF HAUNCH



15 DOCK LEVEL
LOADING DOORS



50KN/m2 FLOOR
LOADING CAPACITY



4 LEVEL ACCESS
LOADING DOORS



YARD DEPTH
UP TO 50M



HOURS OF USE



153 CAR PARKING
SPACES



FITTED 1ST & 2ND
FLOOR OFFICES



POWER CAPACITY
1 MvA



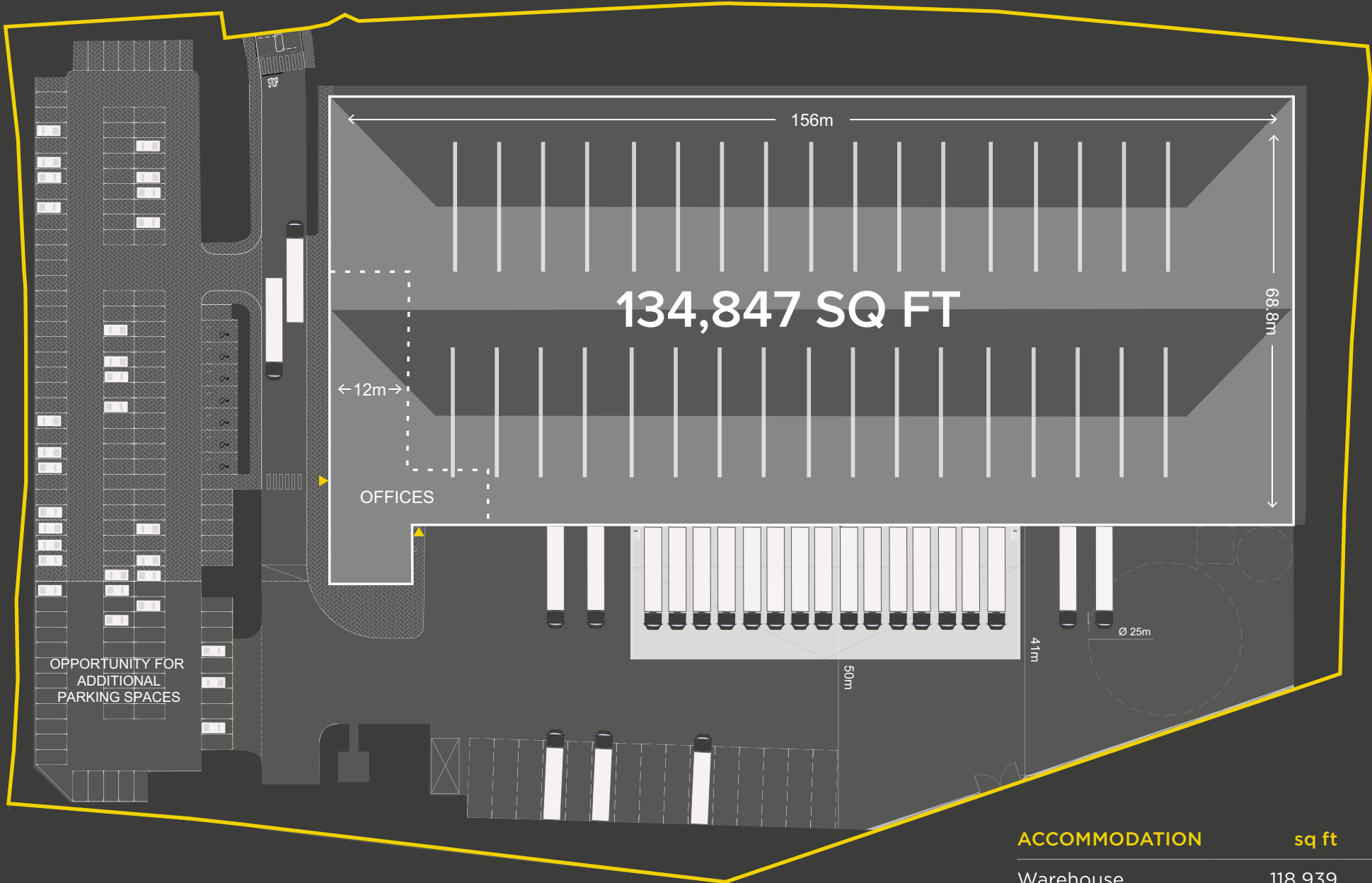
SECURE SITE



TARGET BREEAM
RATING EXCELLENT



UNRESTRICTED



ACCOMMODATION	sq ft	sq m
Warehouse	118,939	11,049.8
1st Floor Offices	8,563	795.5
2nd Floor Offices	7,345	682.4
Total	134,847	12,527.7

APPROX. GEA

COMMUNICATIONS

M25 J14	1.4 miles
M4 J4B	3.3 miles
Terminal 5	3.6 miles
Cargo Terminal	3.9 miles
M4 J5	4.2 miles
Terminal 4	4.8 miles
Hatton Cross	5.8 miles
M3/M25 Intersection	6.3 miles
Central London	20 miles
Southampton Port	66.4 miles

SOURCE: GOOGLE MAPS

TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.

WWW.VALORPARKHEATHROW.COM

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