



Polar Park Unit 1 Heathrow

TO LET

Distribution Warehouse
122,400 Sq Ft (11,371.2 Sq M) (GEA)

UNDER REFURBISHMENT

Unit 1 Polar Park,
Bath Rd, West Drayton

UB7 0EX

[///sparks.cycles.activism](http://sparks.cycles.activism)





At the Heart of Heathrow's Air Freight Network

Polar Park occupies a premier position immediately adjacent to London Heathrow Airport, one of the world's busiest international gateways. Located just moments from the airport boundary, with direct access to the A4 Bath Road and Heathrow's Northern Perimeter Road, the estate offers exceptional connectivity for freight, distribution and time-critical logistics operations.



Designed for air to land logistics

Designed to support efficient goods handling and operational performance, Unit 1 Polar Park delivers a high-quality warehouse environment with a 10.8m clear internal height, multiple loading positions and a secure 55m service yard.

Unit	Sq Ft (GEA)	Sq M (GEA)
Warehouse	108,493	10,079.3
FF + SF Offices	12,363	1,148.5
Reception	1,544	143.4
Total	122,400	11,371.2



10.8M Clear Internal Height



55M Yard Depth



114 Car Parking Spaces



14 HGV Spaces



6 Dock Loading Doors



5 Level Access Doors



Key Transport Connections



Staff Cycle Parking



Secure Gated Yard



550kVA Power Supply



50KN Per Sq M Floor Loading



24hr Security with CCTV



4.8 Acre Site Area

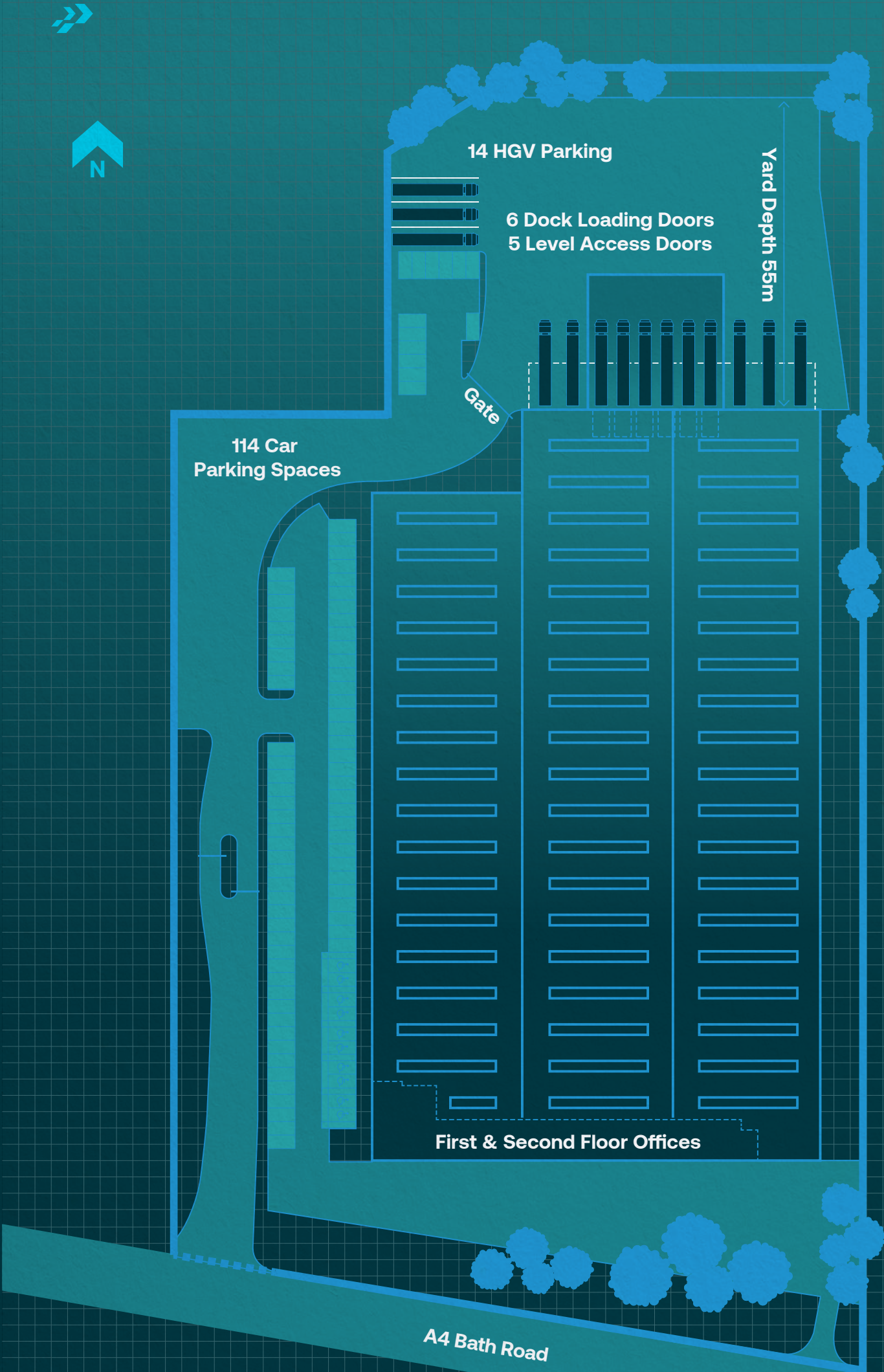


2 Storey Office Accommodation



*Targeting EPC A

*Targeting EPC A following refurbishment





Excellent Access to
Road Network



Warehouse
Roof Lights



Landscaped
Areas



Staff Cycle
Spaces



Designed for Efficient Logistics Operations



Connectivity with Global Reach

Located between Central London and the M25 motorway, Heathrow remains one of the UK's most strategically connected business destinations. The area offers exceptional accessibility for occupiers serving regional, national and international markets.

An extensive transport network incorporating the M4, M25 and A4 provides direct access to London, the South East and the wider motorway system. Heathrow is also served by the Elizabeth Line, Heathrow Express, London Underground and a comprehensive bus network, delivering excellent public transport connectivity for both employees and visitors.

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

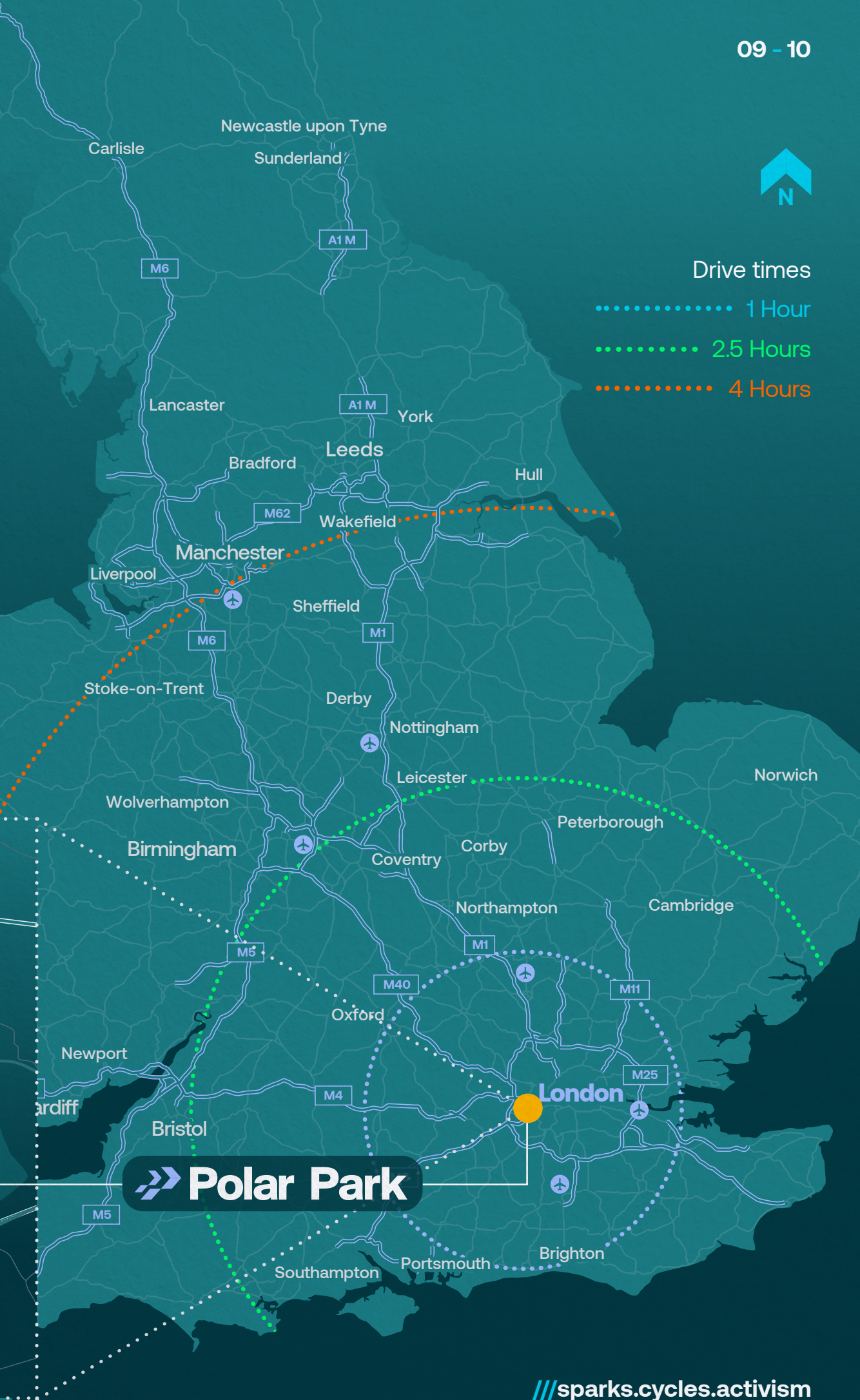
Airport	Miles	Time
Heathrow	1	5 mins
Cargo Terminal	4	10 mins
Luton	35.4	40 mins
Gatwick	40.3	45 mins
London City	63	1 hr
Stansted	64.2	1 hr 5 m

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 1 Polar Park sits within one of the UK's largest employment markets, providing occupiers with access to a substantial and diverse labour pool. The surrounding area supports a wide range of industries including logistics, aviation, manufacturing, technology and professional services.

Supported by strong transport links and extensive residential catchments, businesses can recruit from a broad workforce capable of supporting warehouse operations, management functions and specialist technical roles. The location also benefits from proximity to a large concentration of established businesses across West London and the Thames Valley.



74%

UK population reachable within a 4 hours HGV drive time.



50,000,000+

Consumers accessible within a 4 hour HGV drive time.



320,000+

Residents within the London Borough of Hillingdon.



1,100,000

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



22,000,000

Consumers reachable within a 1 hour HGV drive time.

76,000+

People employed across the Heathrow campus.



150,000+

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



110,000+

Active businesses across West London & the Thames Valley.



165,000+

Economically active workers in the local labour market.



114%

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



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