



# PANATTONI PARK HEATHROW 1.0

PLUGGED INTO LONDON.  
CONNECTED TO THE WORLD.

Up to 250,000 sq ft \ Available to pre-let now

Falcon Way \ Central Way \ Feltham \ TW14 0UQ  
what3words /// agent.game.exist

[PANATTONI.CO.UK/HEATHROW](https://panattoni.co.uk/heathrow)

# HEATHROW 1.0

PANATTONI PARK

## Hardwire into international markets via the capital's leading logistics location.

Grade-A flexible build to suit options of up to 250,000 sq ft are available at this prime 10.36 acre site. Located just 2.5 miles from the Heathrow Cargo Terminal, the site offers rapid access to air freight services, along with excellent connectivity to the M25 (J14) and M4 (J4).



**Central London**  
16 miles



**Heathrow Cargo**  
2.5 miles



**M25**  
5 miles

Ideally suited for airside servicing, freight consolidation, or last-mile logistics operations, this prime opportunity delivers outstanding potential for a wide range of logistics uses.

M25 - 16 mins

CARGO TERMINAL

Heathrow  
Making every journey better

HATTON CROSS UNDERGROUND  
AND BUS TERMINAL

M4 J3 - 8 mins

A315



## Switched on to consumers and industrial supply chains.

Panattoni Park Heathrow provides unrivalled access to London, the South East and international markets.



90 minutes by van  
20.1 million people

60 minutes by van  
9 million people

30 minutes by van  
1.9 million people

Source: ESRI July 2025



**UK #1**  
air cargo airport



**277**  
destinations  
served globally



**1.5 million**  
tonnes of cargo  
handled in 2024



**10%**  
increase in cargo  
volume 2023 to 2024

Source: Civil Aviation Authority July 2025

## HGV drive distances.



| Road           | Miles | Mins |
|----------------|-------|------|
| M4 / J3        | 2.5   | 8    |
| M25 / J14      | 5     | 16   |
| M3 / J2        | 6     | 14   |
| Slough         | 7.5   | 15   |
| M40 / J1A      | 12    | 20   |
| Park Royal     | 13    | 25   |
| M1 / J6        | 25    | 36   |
| Watford        | 25    | 37   |
| Reading        | 30    | 43   |
| Central London | 16    | 59   |



| Airport                 | Miles | Hrs/<br>Mins |
|-------------------------|-------|--------------|
| Heathrow Terminal 5     | 2     | 5            |
| Heathrow Cargo Terminal | 2.5   | 7            |
| Gatwick                 | 42    | 59           |
| London City             | 37    | 1hr 28       |
| Stansted                | 67    | 1hr 30       |



| Seaports       | Miles | Hrs/<br>Mins |
|----------------|-------|--------------|
| Southampton    | 69    | 1hr 26       |
| Tilbury        | 73    | 1 hr 36      |
| Thamesport     | 78    | 1 hr 45      |
| London Gateway | 74    | 2hrs         |
| Dover          | 104   | 2hrs 19      |



| Railport               | Miles | Mins |
|------------------------|-------|------|
| Willesden Euroterminal | 12    | 38   |

Source: Road Lords July 2025

# PANATTONI PARK HEATHROW 1.0

Flexible build-to-suit solutions  
tailored to your business needs.

10.36 acres

Delivery from  
Q2 2027

Flexible options for  
units up to 250,000 sq ft

Pre-let plots available  
on whole or part of the site

BUILD-TO-SUIT OPPORTUNITIES, WITH PRE-LET FLEXIBILITY



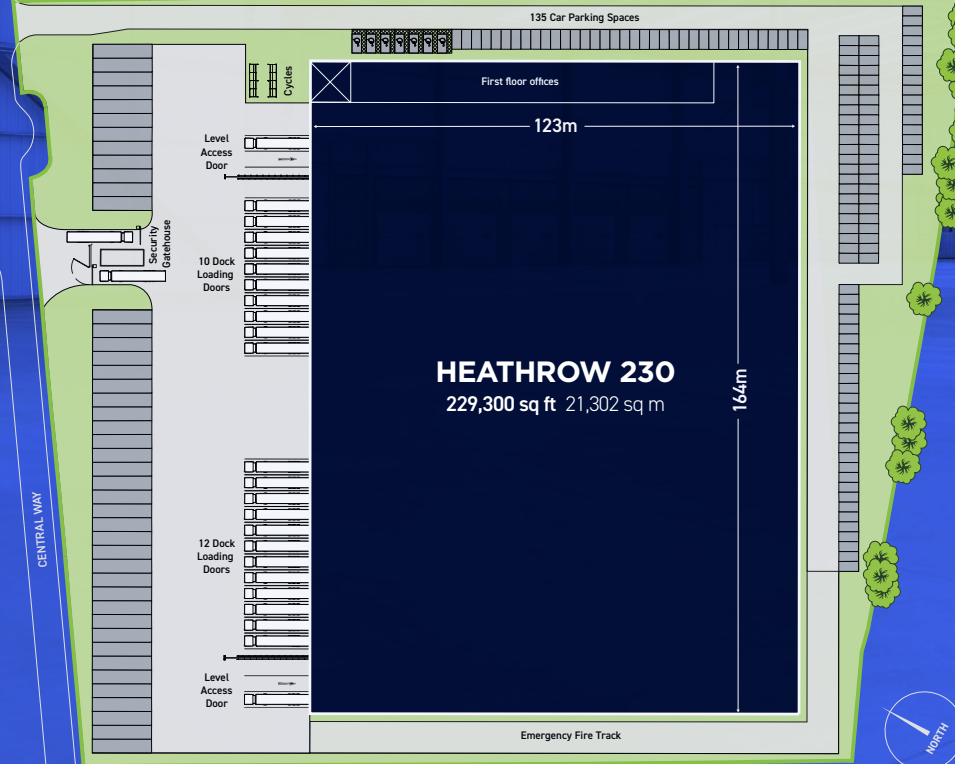
# 6 unit option 241,000 sq ft

**BREEAM** ★★★★★ Targeting BREEAM 'Excellent'

- A+** Targeting EPC Rating 'A+' offices
- A** Targeting EPC Rating 'A' warehouse



## Single unit option of 229,300 sq ft



## 3 unit option from 45,000 - 120,000 sq ft



★★★★★  
**BREEAM** Targeting  
BREEAM 'Excellent'

**A+** Targeting EPC Rating 'A+' offices  
**A** Targeting EPC Rating 'A' warehouse





## Designed for efficiency. Built for tomorrow.



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Sub-metering of energy consumption

★★★★★  
**BREEAM**® Targeting  
BREEAM 'Excellent'

**A+** Targeting EPC Rating 'A+' offices

**A** Targeting EPC Rating 'A' warehouse



# A world class destination.

**#1**

London is the UK's wealthiest region

Statista 2023

**#2**

The South East is the UK's second wealthiest region

Statista 2023

**5.9 million**

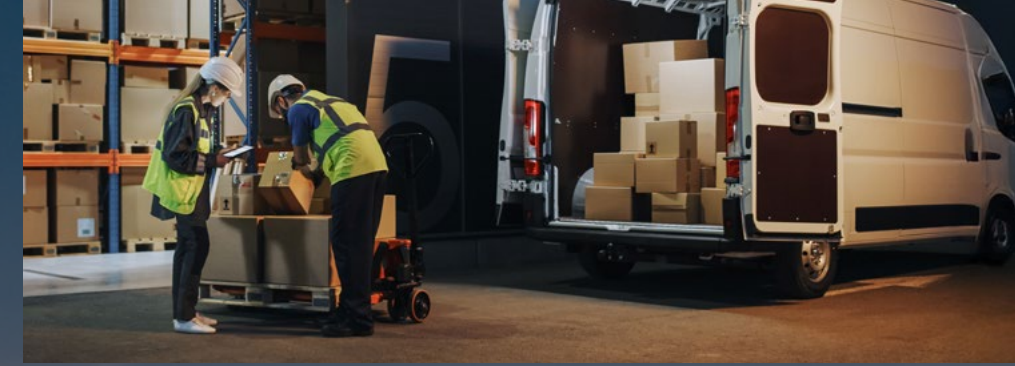
unique addresses within 60 minutes by van

Royal Mail

**41%**

greater spending power within 60 minutes than UK average

ESRI July 2025



# A world class logistics workforce.

## Heathrow Airport.

**130,000 - 140,000**

metric tonnes transits through Heathrow

**#1**

Heathrow is the UK's busiest airport

**#5**

Heathrow Airport is ranked 5th busiest airport in the world

**#2**

after Dubai for international connections.

**697,800**

economically active population in the Heathrow region\*

Nomis 2023

**16,800**

people want a job in Hillingdon, Windsor & Maidenhead

Nomis Dec 2024

**37,750**

Manufacturing workers in the Heathrow region\*

Nomis 2023

**96,250**

Transportation and storage workers in the Heathrow region\*

Nomis 2023

## Gross Weekly pay by place of work

London **£853.40**

GB **£729.80**

\*Hillingdon, Slough, Windsor & Maidenhead, Spelthorne, Hounslow, and Ealing



## The world's largest privately owned industrial developer.

Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date, with 69 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at [www.panattoni.co.uk](http://www.panattoni.co.uk)

**69**

offices  
worldwide

**2,500**

international  
customers

**267  
million+**

sq ft developed by  
Panattoni across  
Europe

**650  
million+**

sq ft developed by  
Panattoni worldwide

All enquiries:



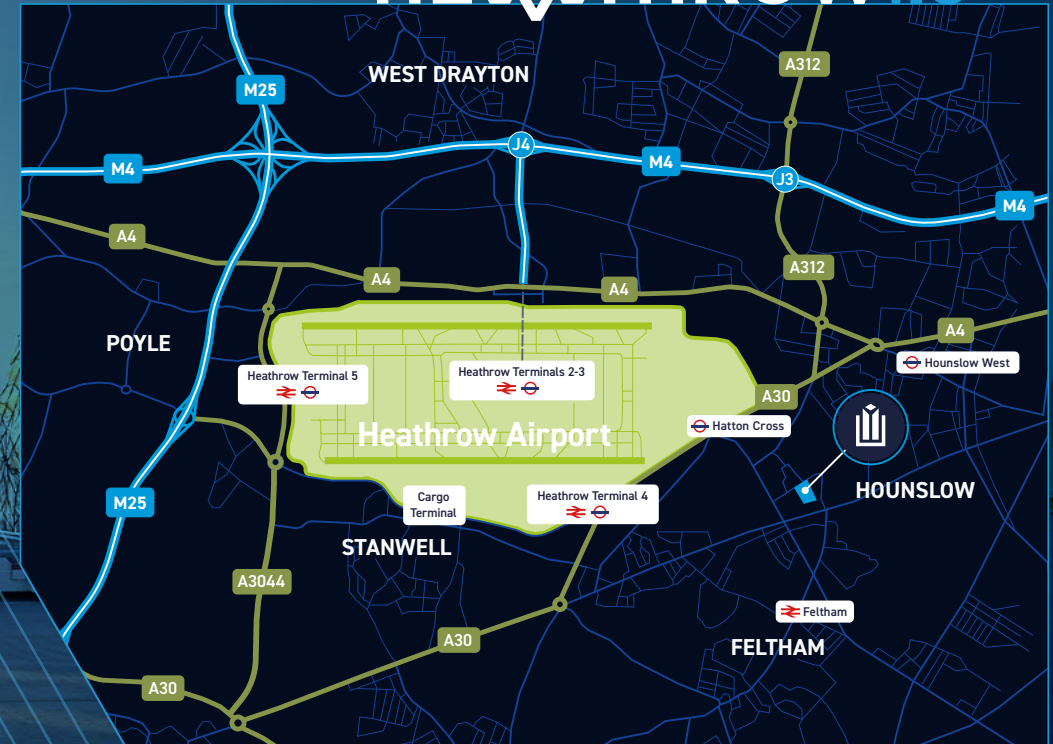
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