

**TO BE
REFURBISHED**



TO LET

PROXIMA87.CO.UK

PROXIMA 87

735 CENTRAL WAY, NORTH FELTHAM TRADING ESTATE
FELTHAM TW14 0XQ

87,345 SQ FT

GRADE A REFURBISHED
COLD STORE FACILITY



**AMBIENT,
COLD & FREEZER
FACILITIES**



**MELCOMBE
PARTNERS**

DESCRIPTION

A high-quality, detached warehouse offering ground and first floor office accommodation. The unit is fitted with ambient, chilled and freezer facilities in situ, with full specification available upon request. The unit benefits from 9m eaves, a secure 30-metre yard, 16 dock level loading doors, and a dedicated scissor lift serving a loading door.



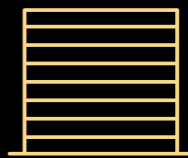
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9m CLEAR
EAVES HEIGHT



16 DOCK LEVEL
DOORS



2 STOREY
OFFICES



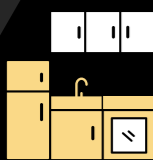
30m SECURE
YARD



CLOSE PROXIMITY TO
HEATHROW AIRPORT
CARGO TERMINAL



41 CAR PARKING
SPACES



STAFF SHOWERS,
KITCHENETTES, AND
WELFARE FACILITIES



AMBIENT, COLD &
FREEZER FACILITIES



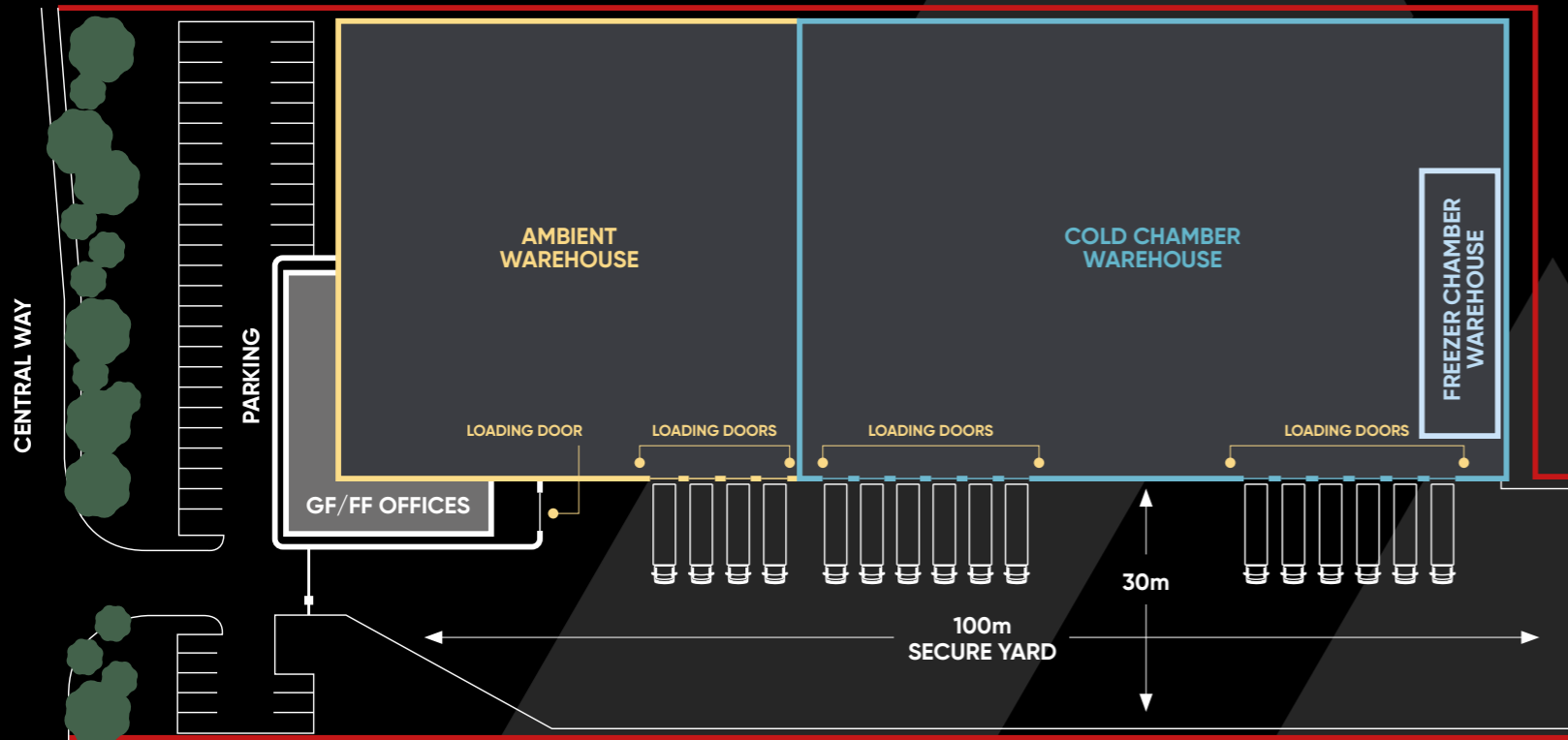


**AMBIENT, COLD
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INDICATIVE FLOOR PLAN

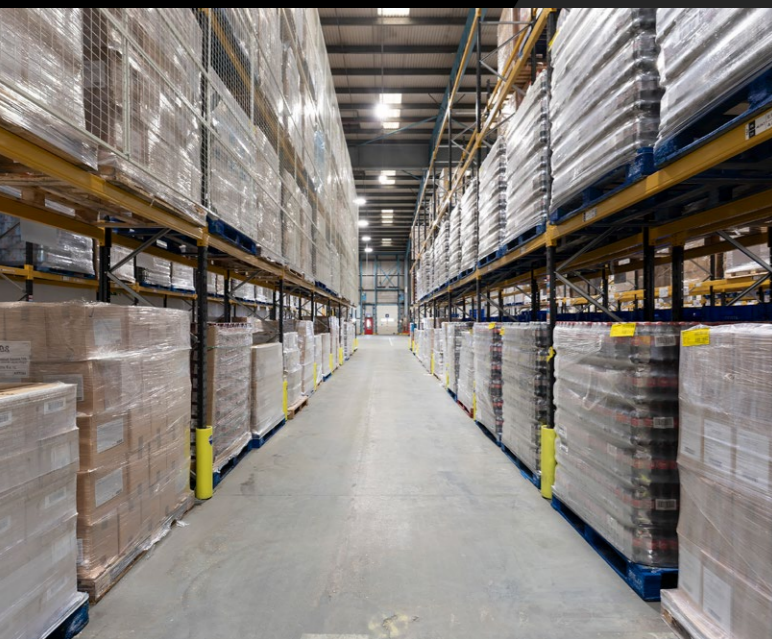


ACCOMMODATION

Areas are based on Gross External Areas.

	SQ FT	SQ M
Ground Floor Offices	3,612	335.5
First Floor Offices	3,612	335.5
Warehouse	80,121	7,443.4
TOTAL (approx)	87,345	8,114.4

The present fitout incorporates a Chill Chamber of 45,041 sq ft (4,184 sq m) and a Frozen Chamber of 2,656 sq ft (247 sq m).



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SAT NAV:
TW14 0XQ

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CARGO TERMINAL

TERMINAL 5

TERMINAL 4

TERMINAL 2 & 3

HEATHROW AIRPORT

M4

A30 GREAT SOUTH WEST ROAD

HATTON CROSS



M4 J3 (3.1 MILES)
BRENTFORD
HOUNSLOW

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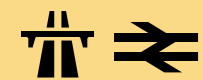
A312 THE CAUSEWAY



M25 J14 (5.6 MILES)
M25 J13 (7 MILES)
M25 J15 (7.5 MILES)

CENTRAL WAY

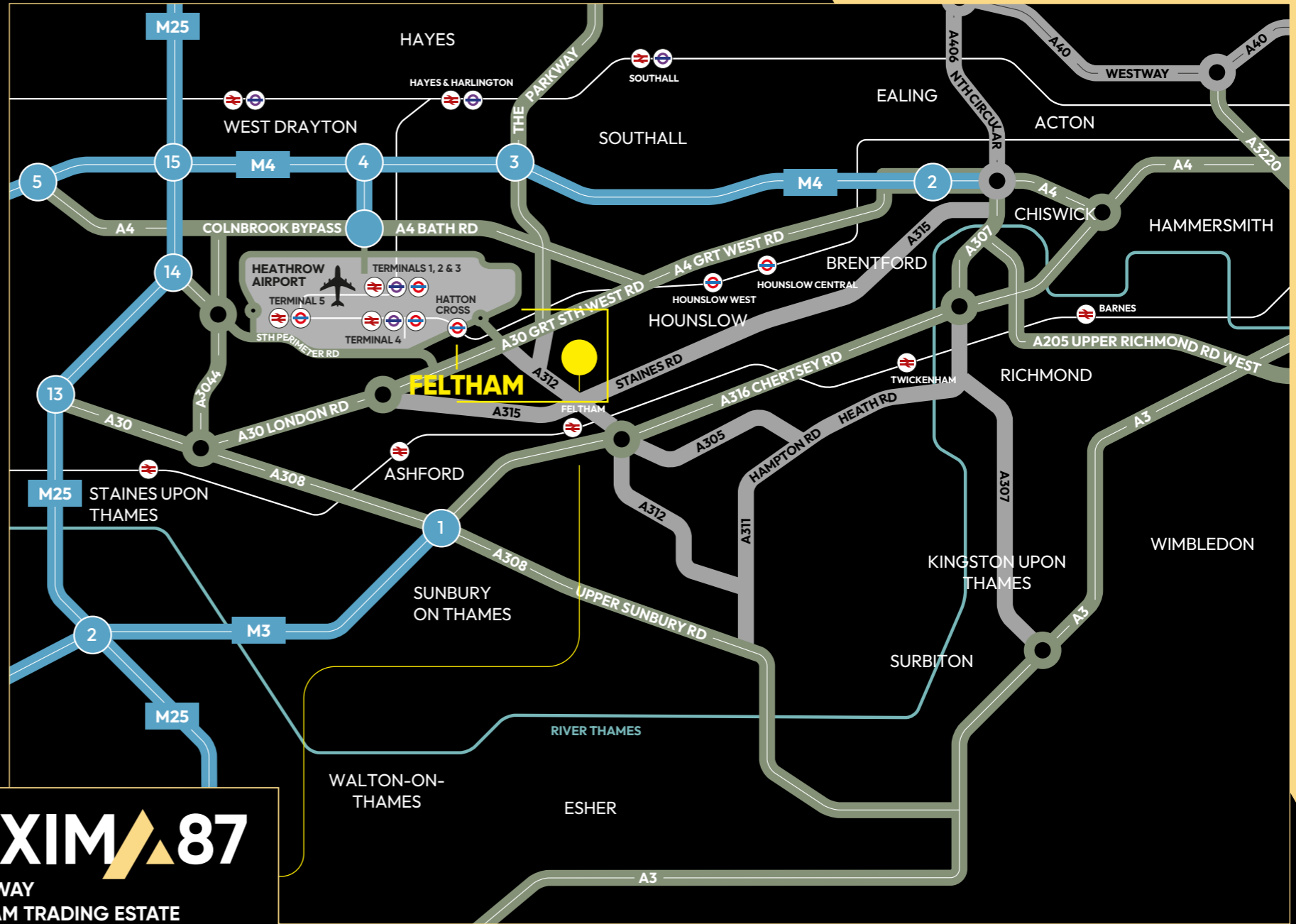
A315 STAINES ROAD



M3 J1 (4.5 MILES)
FELTHAM TRAIN
STATION (1.1 MILES)



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LOCATION

With Heathrow Airport and the Cargo Terminal on the estate's doorstep, Proxima87 benefits from easy access to the M4 and A40 with Central London only 15.7 miles away. The M25 is also in close proximity, providing routes the national motorway network and the M3 for links to Southwest and beyond.

ROAD	MILES	MINS
Tesco Superstore	0.3	2
M4 J3	3.1	9
M3 J1	4.5	18
M25 J14	5.6	16
M25 J13	7	16
M25 J15	7.5	16

AIR	MILES	MINS
Heathrow Airport (Cargo Centre)	4	15
Luton Airport	38	53
Gatwick Airport	41	52
Stansted Airport	67	79

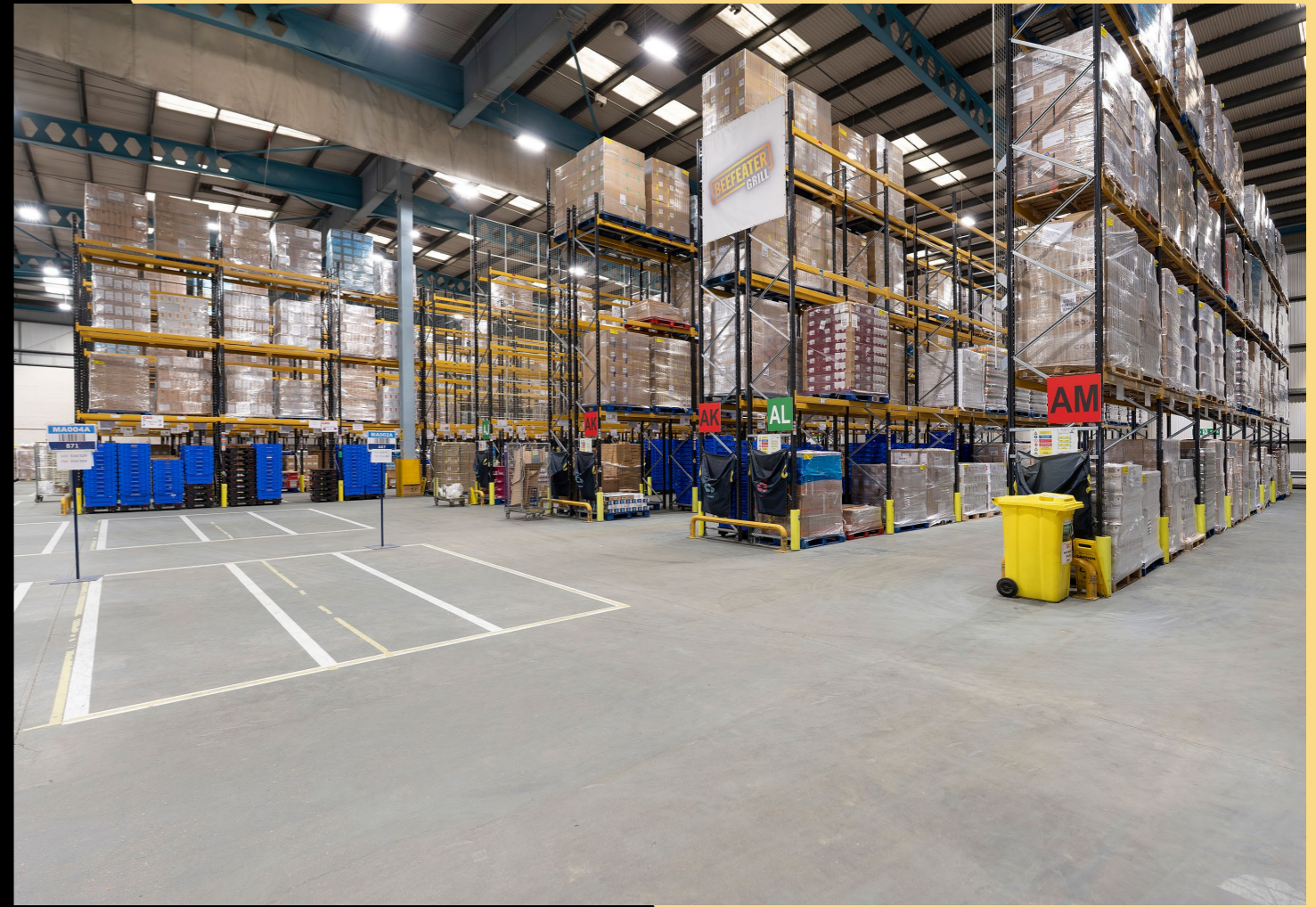
PORTS	MILES	MINS
Southampton	69	81
London Gateway	76	94
Felixstowe	124	139

RAIL	MILES	MINS
Feltham Train Station	1.1	6
Hatton Cross Underground Station	1.4	7

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VIEWING & FURTHER INFORMATION

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TERMS

Available on a new full repairing and insuring lease for a term to be agreed. Rent upon application.

EPC

To be reassessed on completion of the refurbishment works.

RATES

Interested parties are advised to make their own enquiries.

VAT

The property is elected for VAT.

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967.

CBRE and Doherty Baines for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the agents of their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statements made herein, and the vendor does not make or give, and neither the agents nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. April 2026.



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