SEGRO PARK

GREEN LANE

TW4 6HB

DEVELOPMENT OPPORTUNITY



SEGRO.COM/PARKGREENLANE-REDEVELOPMENT

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Design & build units up to 200,000 sq ft

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READY FOR TAKE OFF

A first-class opportunity is coming to SEGRO Park Green Lane.

We're excited to offer up to 200,000 sq ft of Grade A warehouse space, a rare prospect with unbeatable proximity to Heathrow Cargo Centre.

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.

This proposal outlines several indicative layouts to showcase the site's potential. All the designs are flexible and tailorable to your business' individual needs.



Computer generated image of indicative layout 1 at SEGRO Park Green Lane

Computer generated image of indicative layout 1 at SEGRO Park Green Lane

Design & Build

INDICATIVE LAYOUT 1

200,000 sq ft



Go big with the potential for one large facility up to 200,000 sq ft, built to the highest standard in the shadow of Heathrow Cargo Centre.

Computer generated image of indicative layout 2 at SEGRO Park Green Lane

Design & Build

INDICATIVE LAYOUT 2

Two units c. 60,000 and 100,000 sq ft



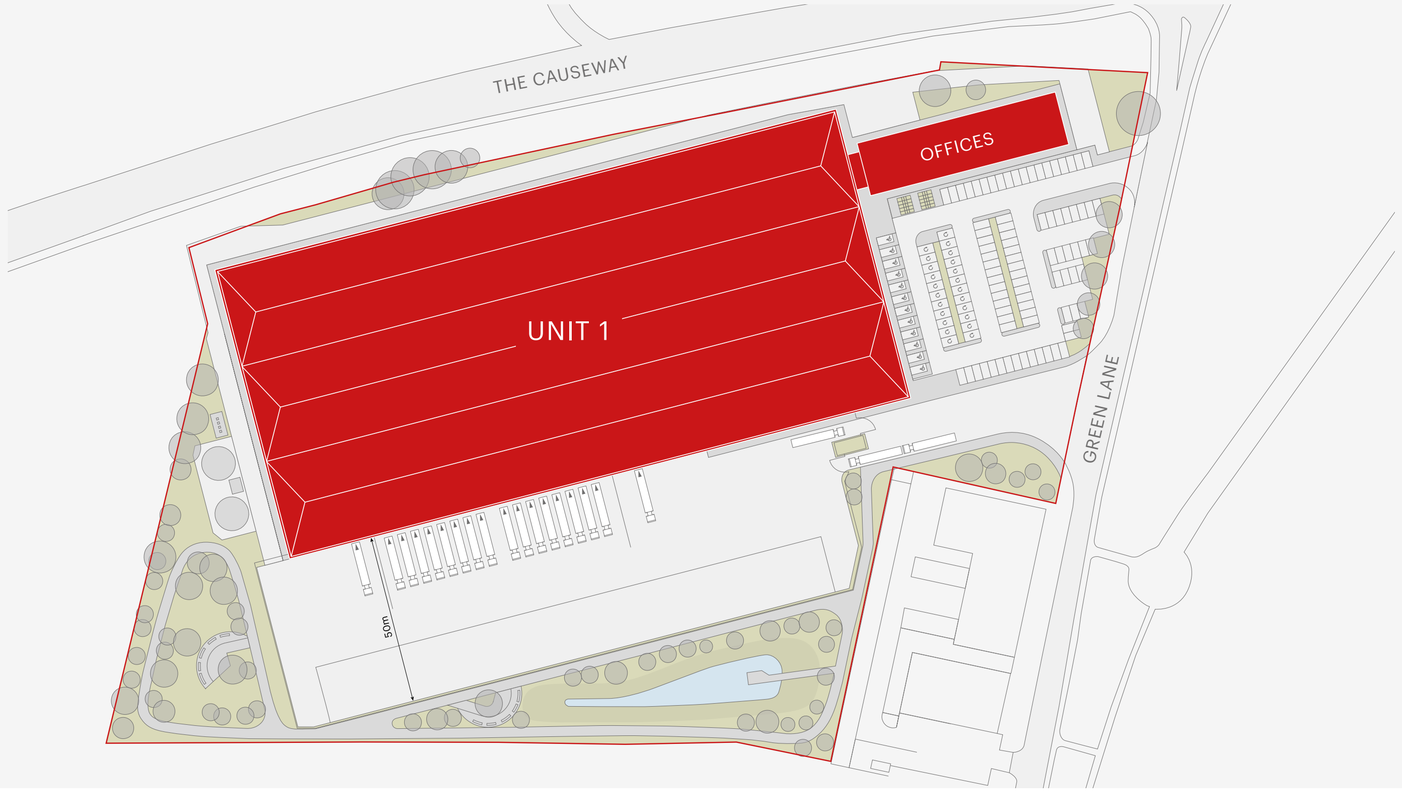
Take advantage of the site's flexibility with the potential for two ultra-modern units, both optimised for maximum efficiency.

FIRST-CLASS OPPORTUNITY

YOUR VISION, YOUR WAY

Accommodation

Unit 1	sq ft	sq m
Unit	180,000	16,722
Offices	20,000	1,858
Total	**200,000**	**18,580**



Indicative Specification

- Up to 15m eaves height
- Ample car parking spaces
- Photovoltaic panels
- Targeting BREEAM 'Excellent'
- Targeting EPC A+
- Ample power available
- Up to 40m yard depth
- Electric vehicle charging
- Level access loading doors
- Fully fitted first floor offices
- Roof Terrace and External Balcony
- Net-zero operational carbon
- 24-hour security

GLOBAL CONNECTIONS

Right on the doorstep of Heathrow Airport and Heathrow Cargo Centre, this internationally renowned hub is ideal for air cargo operators and those with international ambitions.

Within walking distance of Hatton Cross station, it also offers quick access to central London via the M4.

Walking distance to Hatton Cross Station: 24 mins

12 million consumers within a 1 hour radius

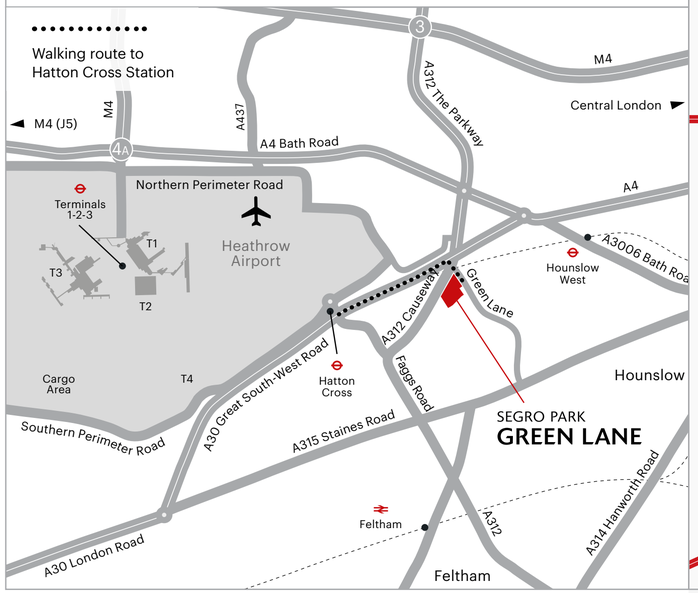
8 minute drive to Heathrow Airport (T4)

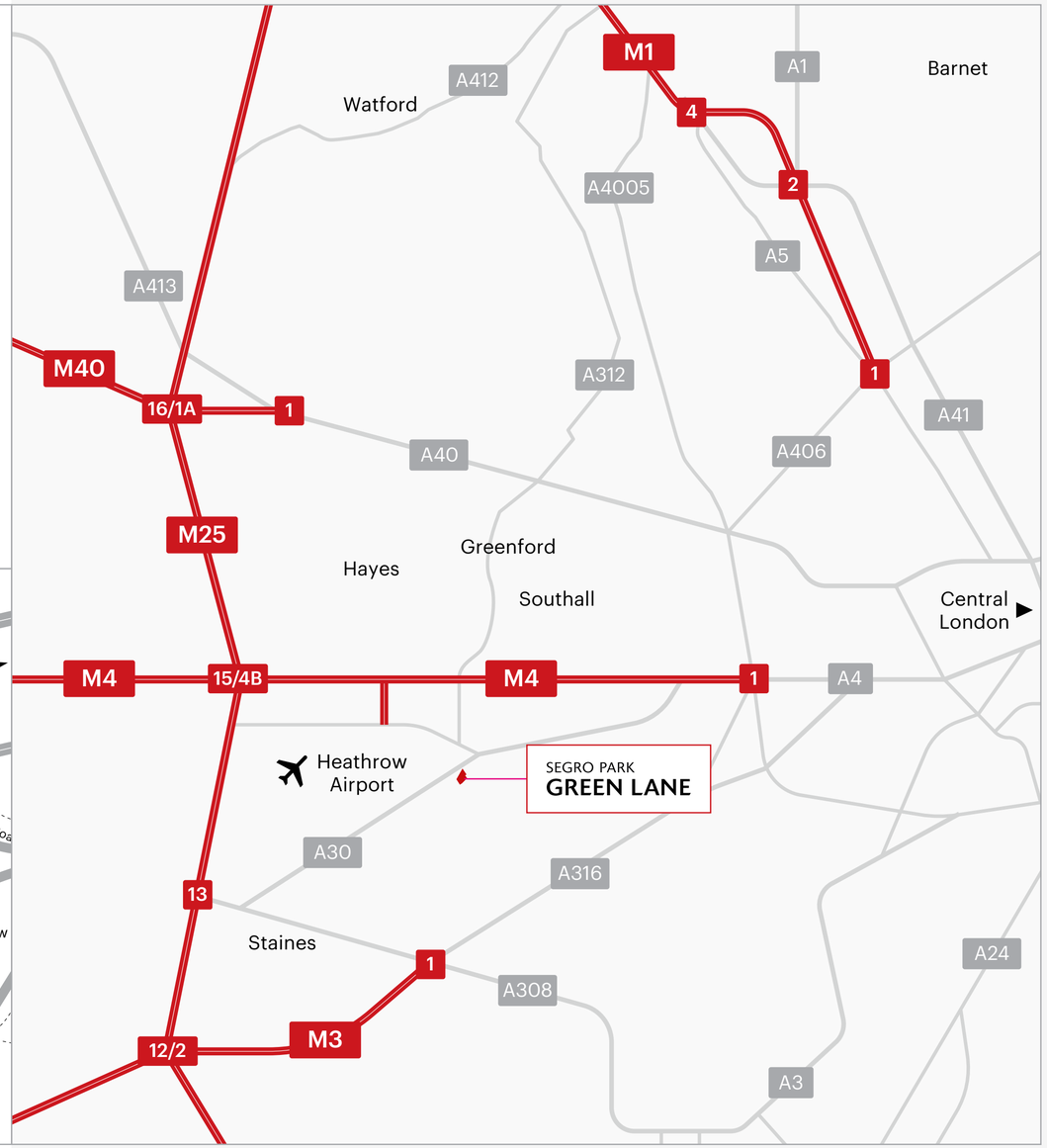
Source: Google Maps and Smappen

Driving Distances

A30 Great South-West Road	0.2 Miles
A4 Bath Road	0.7 Miles
Hatton Cross	1.2 Miles
Hounslow West	1.5 Miles
M4 (J3)	1.8 Miles
Feltham	2.1 Miles
Heathrow (T4)	2.6 Miles
M25 (J14)	5.2 Miles
Central London	19 Miles

Source: Google Maps





TAKING ACTION TOGETHER

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

To find out more about SEGRO's net-zero ambitions, please visit: **SEGRO.com/responsible-SEGRO/carbon**


Unit 2, Auriol Drive


SEGRO Park Hayes


Unit 2, Auriol Drive


SEGRO Park Tottenham

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.

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