www.forestroadestate.co.uk

FOREST ROAD ESTATE
FELTHAM
TW13 7ES

View the **video**



TO LET 6 NEW BUILD INDUSTRIAL / WAREHOUSE UNITS 8,584 - 33,725 SQ FT

AVAILABLE FOR IMMEDIATE OCCUPATION

A DEVELOPMENT BY

Oryx Real Estate Partners

PEMBURY REAL ESTATE

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INTRODUCING...

Forest Road Estate is an exceptional new-build industrial and warehouse development designed to the highest standards, EPC A+ and targeting BREEAM "Outstanding" ratings. The estate comprises six premium units totalling 72,888 sq ft, with Unit 1a (11,119 sq ft) as a detached, self-contained facility and Units 2, 4, 6, 8 and 10 (ranging from 8,584 sq ft to 15,884 sq ft) arranged across two separate terraces. Strategically located near Heathrow Airport and ideally positioned between the M3 and M4, the Estate offers unparalleled connectivity to Central London and the wider motorway network. Available on a leasehold basis, these units cater to a diverse range of industrial, warehouse, trade counter, and airport-related businesses.



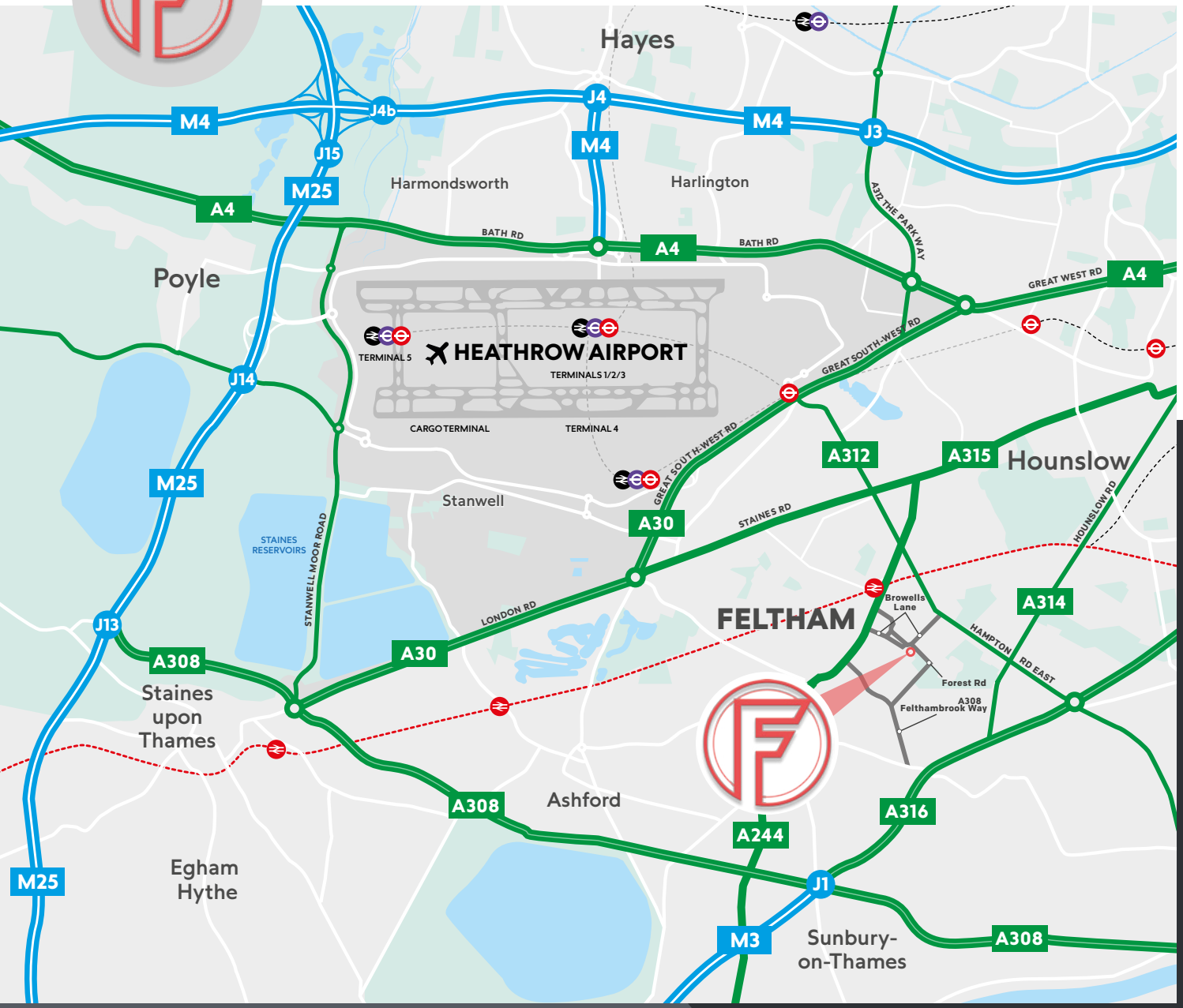
- NEW BUILD INDUSTRIAL WAREHOUSE SCHEME
- 6 UNITS TOTALLING 72,888 SQ FT
- HIGH SPECIFICATION
- CLOSE TO HEATHROW AIRPORT, M3 & M4
- MAXIMUM 250KVA POWER SUPPLY PER UNIT
- TOWN CENTRE AMENITIES AND TRAIN STATION WITHIN WALKING DISTANCE FOR STAFF

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NEARBY OCCUPIERS AND AMENITIES INCLUDE:

dpd · Royal Mail · Honeywell · MEDREICH · cencora World Courier · RUBIX · RYGOR AUTO · TESCO · the gym group · BURGER KING · cineworld CINEMAS · tenpin · COSTA



CONNECTIVITY

Forest Road Estate enjoys a prime location to the south of Feltham Town Centre, providing outstanding access to major transport links. The M3 (via the A316), M4 (via the A312), and M25 are all within easy reach, while Heathrow Airport and its Cargo Terminal are accessible via the A30 and Southern Perimeter Road. Feltham Railway Station, a short walk from the Estate, offers frequent train services to London Waterloo and Reading. Additionally, the proximity to Feltham Town Centre and Leisure West ensures convenient access to local amenities and public transport.

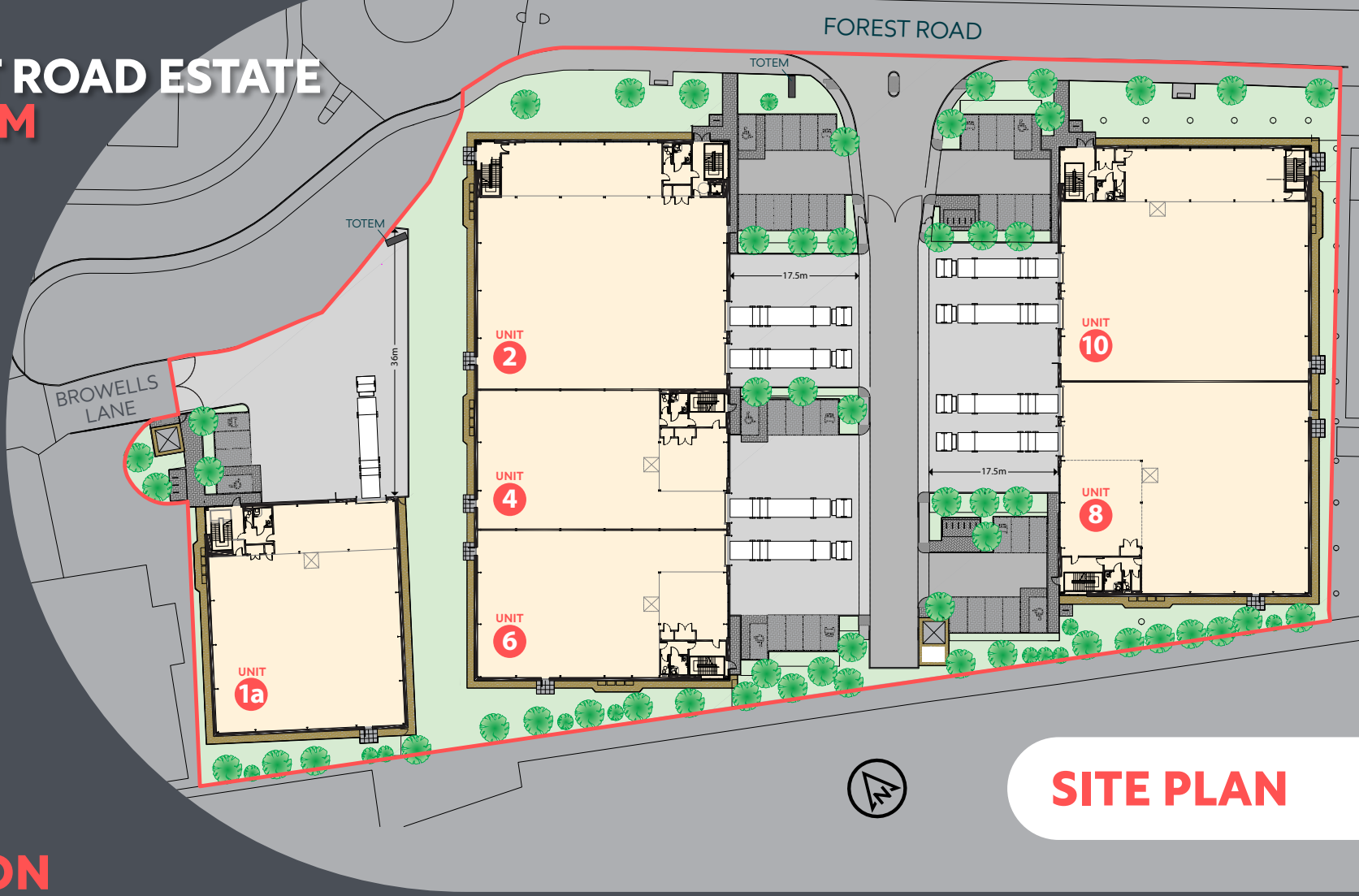
Drive Times (By Car)	Distance Miles	Travel Time
Heathrow Airport	3.5	15 mins
A30	2.1	8 mins
A312	0.5	3 mins
M3 J1 (via the A316)	2.3	5 mins
M4 J3 (via the A312)	4.0	15 mins
M25 (via A30)	6.1	18 mins

Train Times (from Feltham Train Station)	Travel Time
London Waterloo	35 mins
Reading	50 mins
Windsor & Eton Riverside	25 mins

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SITE PLAN

Ability to combine units

UNIT 2, 4, 6, 8 & 10
10m eaves height

UNIT 1a
8.2m eaves height

UNIT 2, 8 & 10
2 level loading doors

UNIT 1a, 4 & 6
1 level loading door

ACCOMMODATION

UNIT 1a	SQ FT
Ground Floor	9,042
First Floor Office	2,077
TOTAL (GEA)	**11,119**

UNIT 2	SQ FT
Ground Floor	12,752
First Floor Office	3,132
TOTAL (GEA)	**15,884**

UNIT 4	SQ FT
Ground Floor	7,089
First Floor Office	1,495
TOTAL (GEA)	**8,584**

UNIT 6	SQ FT
Ground Floor	7,657
First Floor Office	1,600
TOTAL (GEA)	**9,257**

UNIT 8	SQ FT
Ground Floor	10,918
First Floor Office	2,326
TOTAL (GEA)	**13,244**

UNIT 10	SQ FT
Ground Floor	11,901
First Floor Office	2,899
TOTAL (GEA)	**14,800**

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UNIT 2, 4, 6, 8 & 10
10m eaves height

UNIT 1a
8.2m eaves height

40 kN/m² floor loading

UNIT 2, 8 & 10
2 level loading doors
UNIT 1a, 4 & 6
1 level loading door

UNIT 2
includes a passenger lift

Fitted first floor offices with air conditioning

Dedicated car parking

Unlimited 24/7 use and access

Electric charging points

Cycle parking

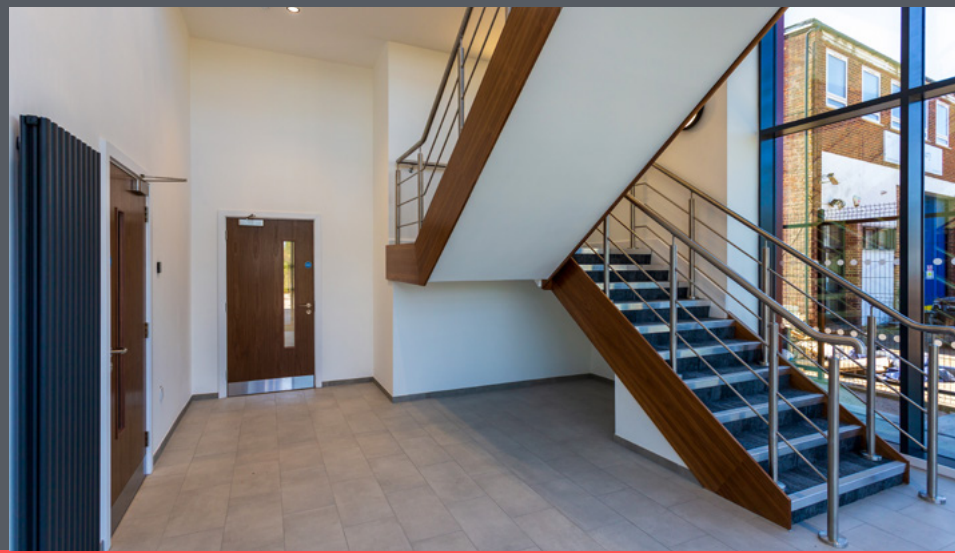
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ESG & SUSTAINABILITY

Pembury Real Estate and Oryx Real Estate Partners strongly believe that if we all make meaningful, incremental improvements to everything we do, then together we can deliver lasting, positive, environmental and social change.

We're deeply committed to minimising our impacts on the environment whilst also maximising our positive impact on society.

Forest Road Estate is targeting BREEAM 'Outstanding' and has achieved an 'EPCA+' rating, focusing on sustainable features including photovoltaic panels, LED lighting and the installation of EV charging points which will contribute to lower CO_2 emissions on the environment.

- Targeting BREEAM Outstanding rating
- Solar PV panels
- EPC A+ rating
- Air conditioning system incorporating air source heat pumps
- Bicycle storage
- Electric car charging points
- Energy Efficient LED Lighting
- Guarantees and warranties

UP TO £1.89 PER SQ FT INDICATIVE SAVING PER ANNUM*

*When compared to an existing warehouse scoring an EPC 'C' rating.

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