



AIR

24,893 - 57,801 SQ FT
AVAILABLE NOW

3 EXCEPTIONAL UNITS REMAINING
BOASTING AIR TIGHT SPACES

Unlock Global Opportunities: 'Air' Offers Key Access to International Markets.



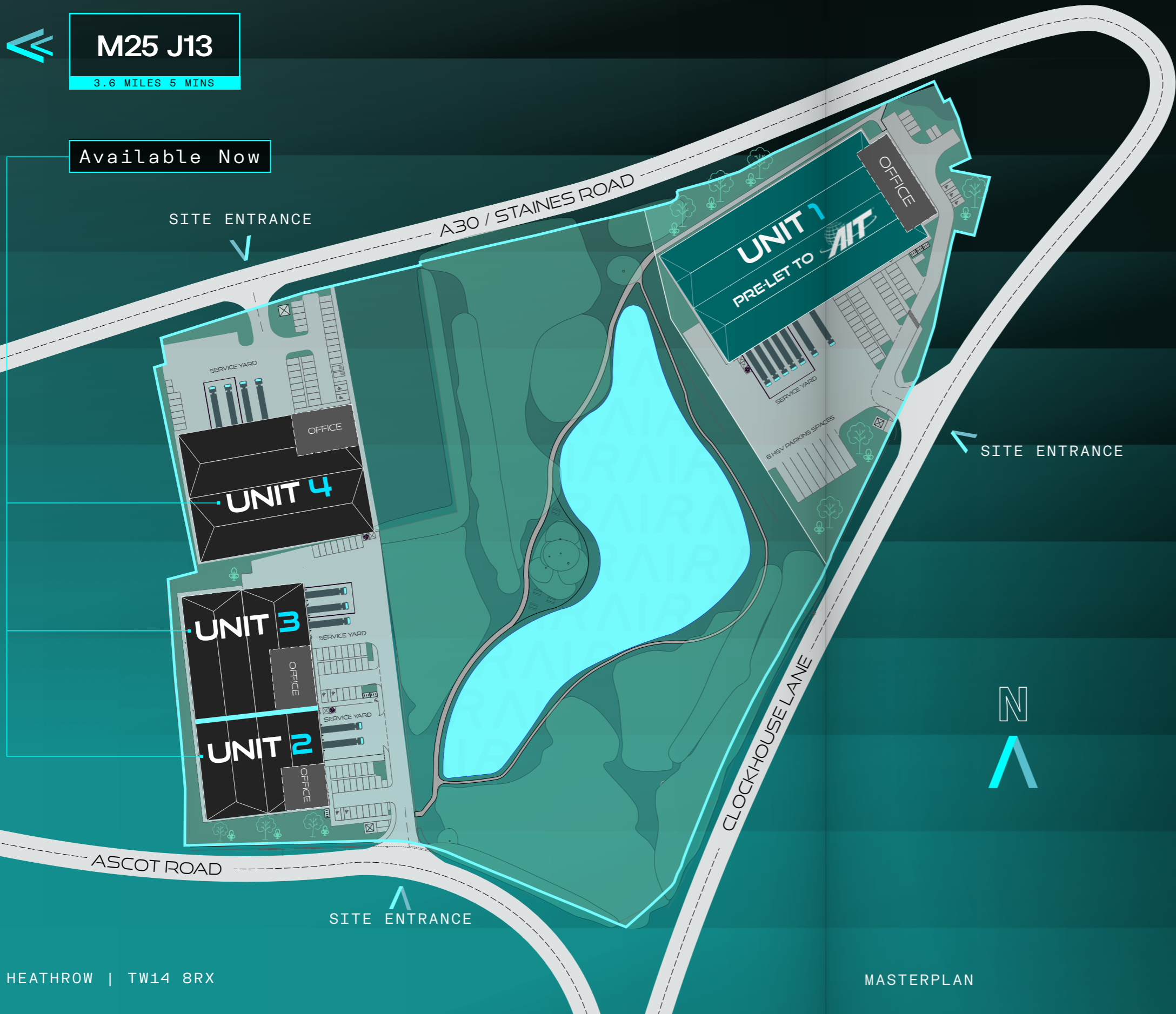
Welcome to our premier commercial warehouse scheme strategically situated in close proximity to Heathrow Airport, one of the world's busiest international airports. Three units remain within the four-unit warehouse complex, with one unit pre-let, offering a combined 102,895 square feet and providing an unparalleled opportunity for businesses to thrive.



UNBEATABLE SPECS

M25 J13
3.6 MILES 5 MINS

Available Now



UNIT 1	SQ FT
PRE-LET TO AIT	
GROUND FLOOR	51,969
FIRST FLOOR OFFICE	6,296
SECOND FLOOR PLANT	1,389
TOTAL (GEA)	59,654
12M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
400KVA POWER	
45M YARD DEPTH	

UNIT 2	SQ FT
GROUND FLOOR	20,162
FIRST FLOOR OFFICE	2,786
SECOND FLOOR PLANT	1,945
TOTAL (GEA)	24,893
12M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
175KVA POWER	
24M YARD DEPTH	

UNIT 3	SQ FT
GROUND FLOOR	26,722
FIRST FLOOR OFFICE	4,064
SECOND FLOOR PLANT	2,122
TOTAL (GEA)	32,908
12M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
220KVA POWER	
33M YARD DEPTH	

UNIT 4	SQ FT
GROUND FLOOR	38,728
FIRST FLOOR OFFICE	4,180
SECOND FLOOR PLANT	2,186
TOTAL (GEA)	45,094
12.5M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
350KVA POWER	
35M YARD DEPTH	

A breath of fresh Air: Green & Connected Development Leads the Way in Sustainability



Renewable Energy

Integration of renewable energy sources, such as photovoltaic panels on the units, allows the generation of clean, renewable electricity onsite, reducing reliance on fossil fuels.

AIR at Heathrow

Unlock new potential with Air Heathrow, your gateway to global expansion. Located in one of the world's busiest airport hubs, Air Heathrow offers unmatched access to logistics, distribution, and international trade.

BREEAM 'Excellent'

This status promises an array of benefits, including reduced environmental impact, enhanced energy efficiency, and a commitment to sustainable practices, ensuring both economic savings and ecological stewardship.

Net Zero Carbon Scheme

By effectively mitigating carbon emissions, Air Heathrow promotes environmental sustainability and demonstrates a commitment to combating climate change while fostering economic resilience.

EPC A+

Exceptional energy performance, leading to significant cost savings & reduced carbon footprint promotes Air Heathrow as a sustainable operational model that aligns with the environmental goals and regulatory standards.

Green Spaces

The integration of green spaces, amenities, and landscaped areas serve to enrich biodiversity, enhance air quality, and offer occupants inviting recreational spaces, providing a healthier and more sustainable environment.

Unit 2

Eaves Height	12.0 METRES
Cubic Capacity	241,680 FT ³
Pallet Spaces	2,619
Racking Layouts	Download here

Unit 3

Eaves Height	12.0 METRES
Cubic Capacity	345,792 FT ³
Pallet Spaces	3,471
Racking Layouts	Download here

Unit 4

Eaves Height	12.5 METRES
Cubic Capacity	481,562 FT ³
Pallet Spaces	5,901
Racking Layouts	Download here



UNIT 02 & 03



UNIT 04

Mezzanine

ABILITY TO MEZZANINE UP
TO THREE LEVELS

Sky's the limit.

In addition to its advantageous proximity to the cargo terminals at Heathrow Airport, our warehouse units boast convenient access to other key points essential for efficient operations. Situated within close reach of major motorways and rail networks, including the M4 and M25, our facility offers seamless connectivity to the broader transportation infrastructure.

LOCATION



LOCATION	DISTANCE	JOURNEY
M25 / J13	3.6 MILES	5 MINS
M3 / J2	6.5 MILES	10 MINS
HEATHROW TERMINAL 4	1.2 MILES	3 MINS
HEATHROW CARGO TERMINAL	1.7 MILES	5 MINS
M4 / J4B	7.3 MILES	11 MINS
M40 / J1A	20 MILES	30 MINS
M1 / J6A	35 MILES	40 MINS
CENTRAL LONDON	16.9 MILES	40 MINS



LOCATION	JOURNEY
LONDON PADDINGTON	33 MINS (HEATHROW EXPRESS)
ACTON TOWN	37 MINS (PICCADILLY LINE)
BOND STREET	42 MINS (ELIZABETH LINE)
HAMMERSMITH	46 MINS (PICCADILLY LINE)
PICCADILLY CIRCUS	52 MINS (PICCADILLY LINE)

FROM HEATHROW TERMINAL 4



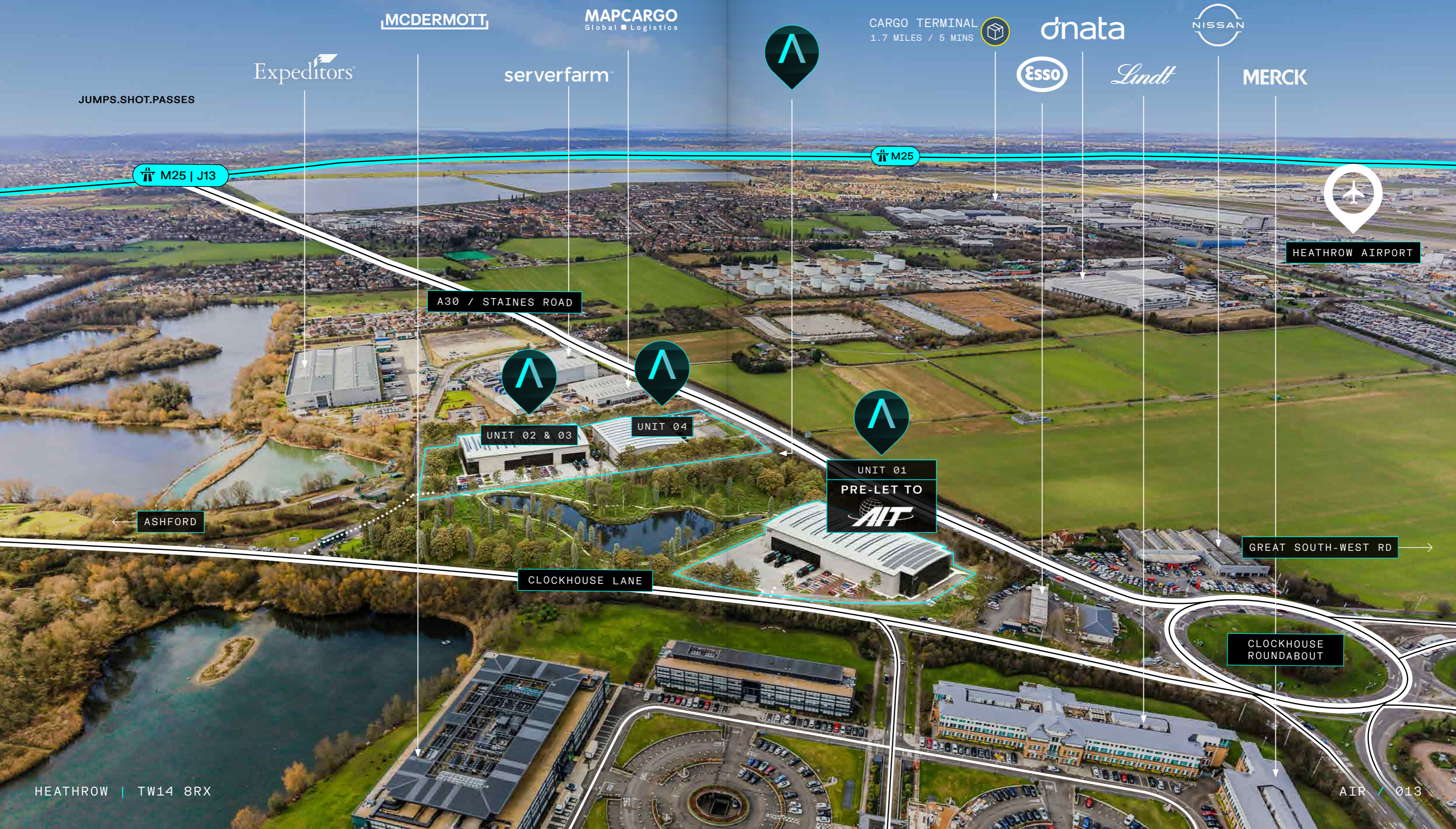
HEATHROW | TW14 8RX
12

AIR / 011

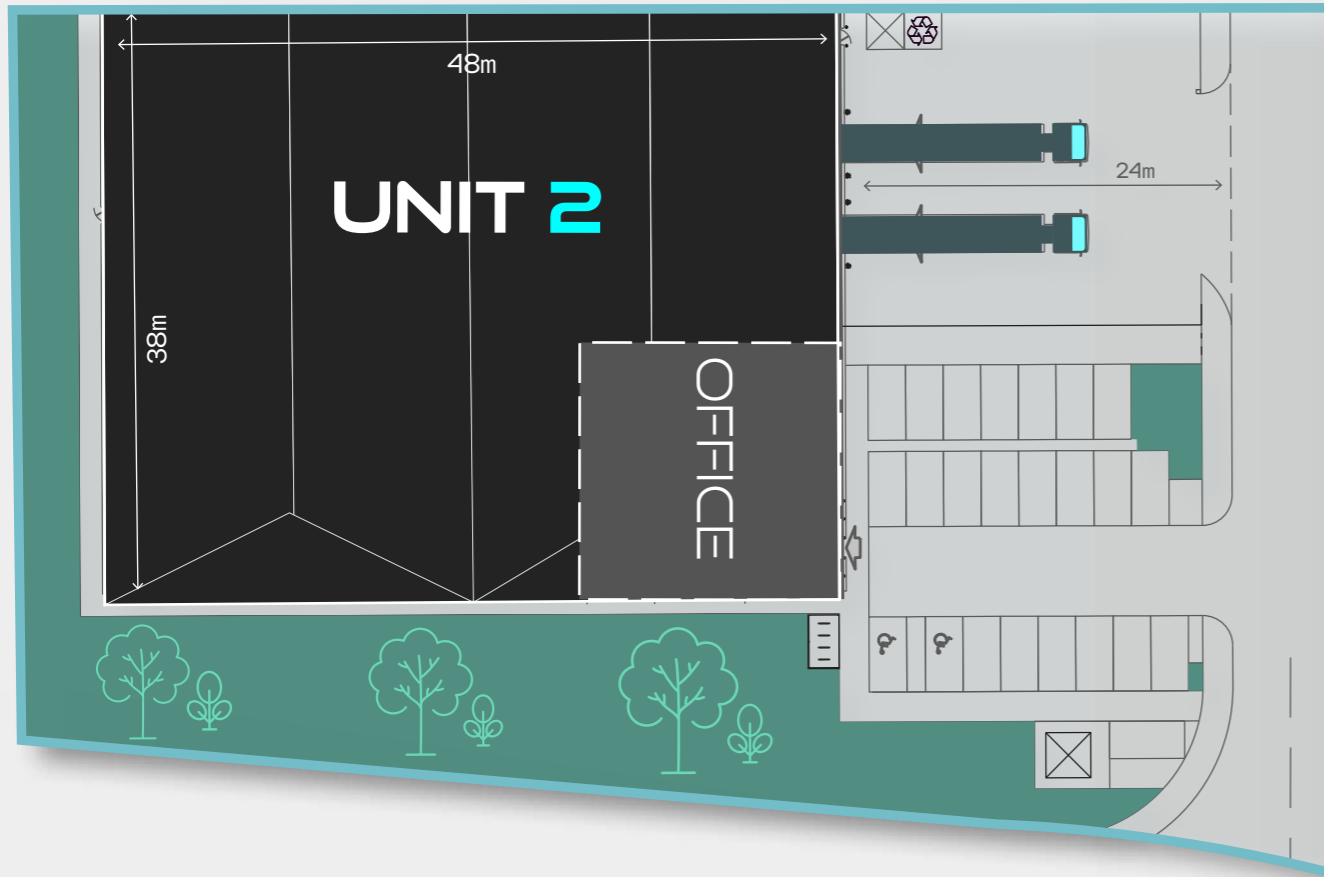
Clear the air for Logistics.

LOCATION

Discover limitless potential with Air Heathrow, your gateway to global expansion. Nestled in the heart of one of the world's busiest airport hubs, Air Heathrow provides unparalleled access to international markets. Seamlessly connected to Heathrow Airport, businesses here enjoy unrivalled convenience for logistics operations and client interactions.



Unit 2



20,162 SQ FT
GROUND FLOOR

175KVA POWER 

2,786 SQ FT
FIRST FLOOR OFFICE

1,945 SQ FT
SECOND FLOOR PLANT

24,893 SQ FT
TOTAL (GEA)



12M CLEAR
HEIGHT



2 LEVEL ACCESS
LOADING DOORS



24M
YARD DEPTH



23 CAR
PARKING SPACES



1ST FLOOR
OFFICE



3 EV CHARGING
POINTS



PV
PANELS



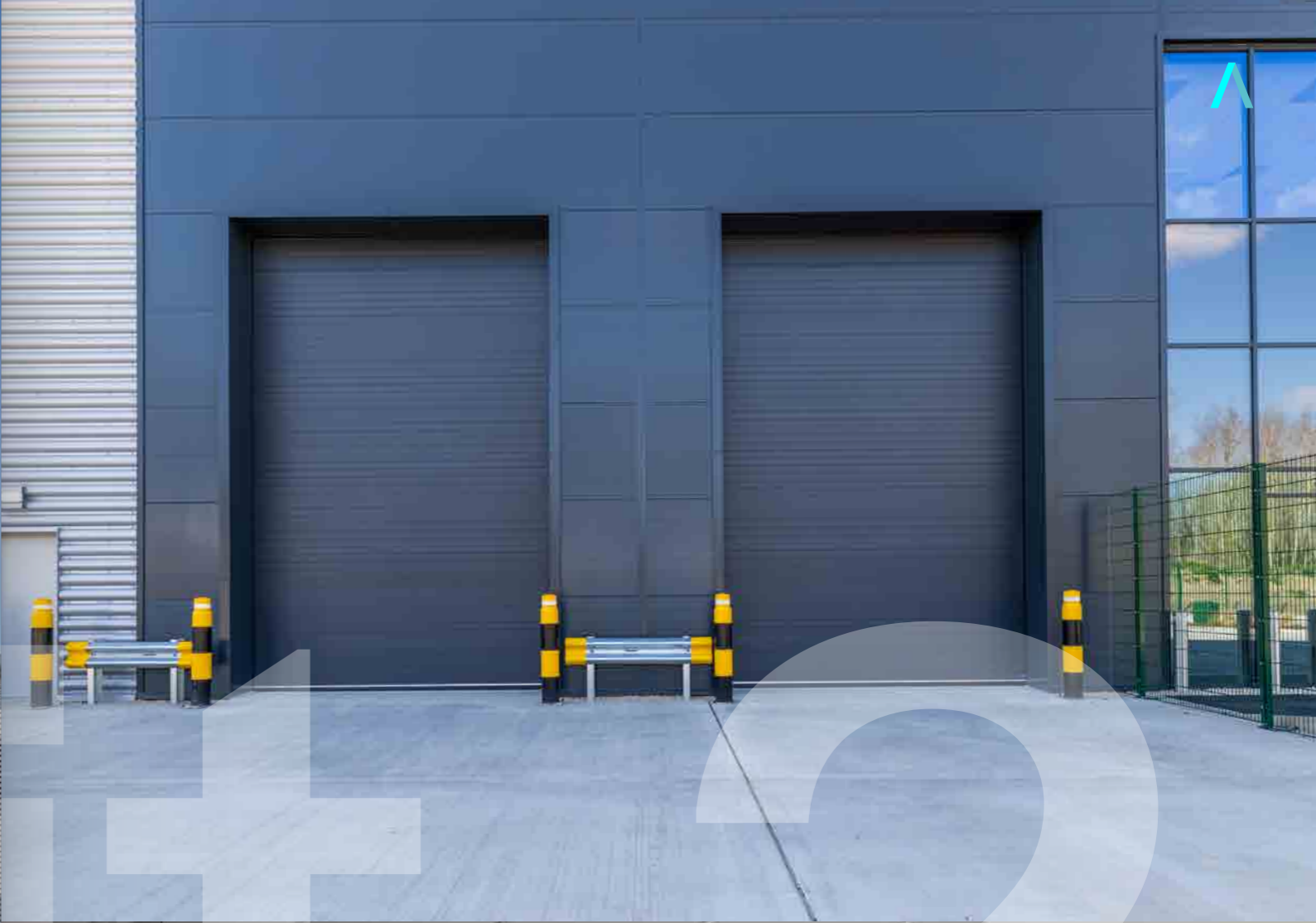
CYCLE
SHELTERS



ABILITY TO
COMBINE UNITS

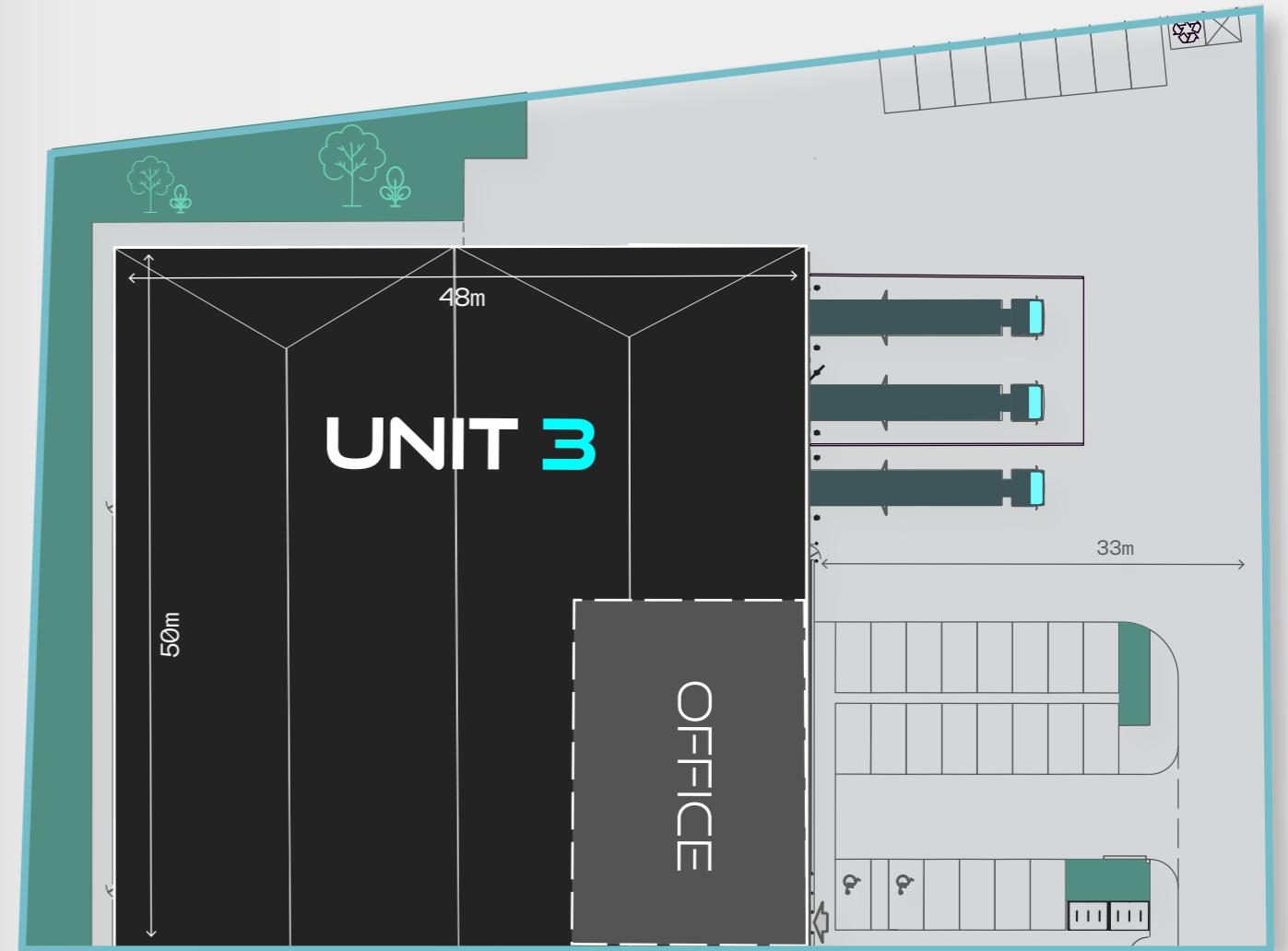
BREEAM

BREEAM
'EXCELLENT'





Unit 3




26,722 SQ FT
GROUND FLOOR

220KVA POWER 

4,064 SQ FT
FIRST FLOOR OFFICE

2,122 SQ FT
SECOND FLOOR PLANT


32,908 SQ FT
TOTAL (GEA)


12M CLEAR
INTERNAL HEIGHT


2 DOCK LEVEL
LOADING DOORS


1 LEVEL ACCESS
LOADING DOORS


33M
YARD DEPTH


1ST FLOOR
OFFICE


30 CAR
PARKING SPACES


3 EV CHARGING
POINTS

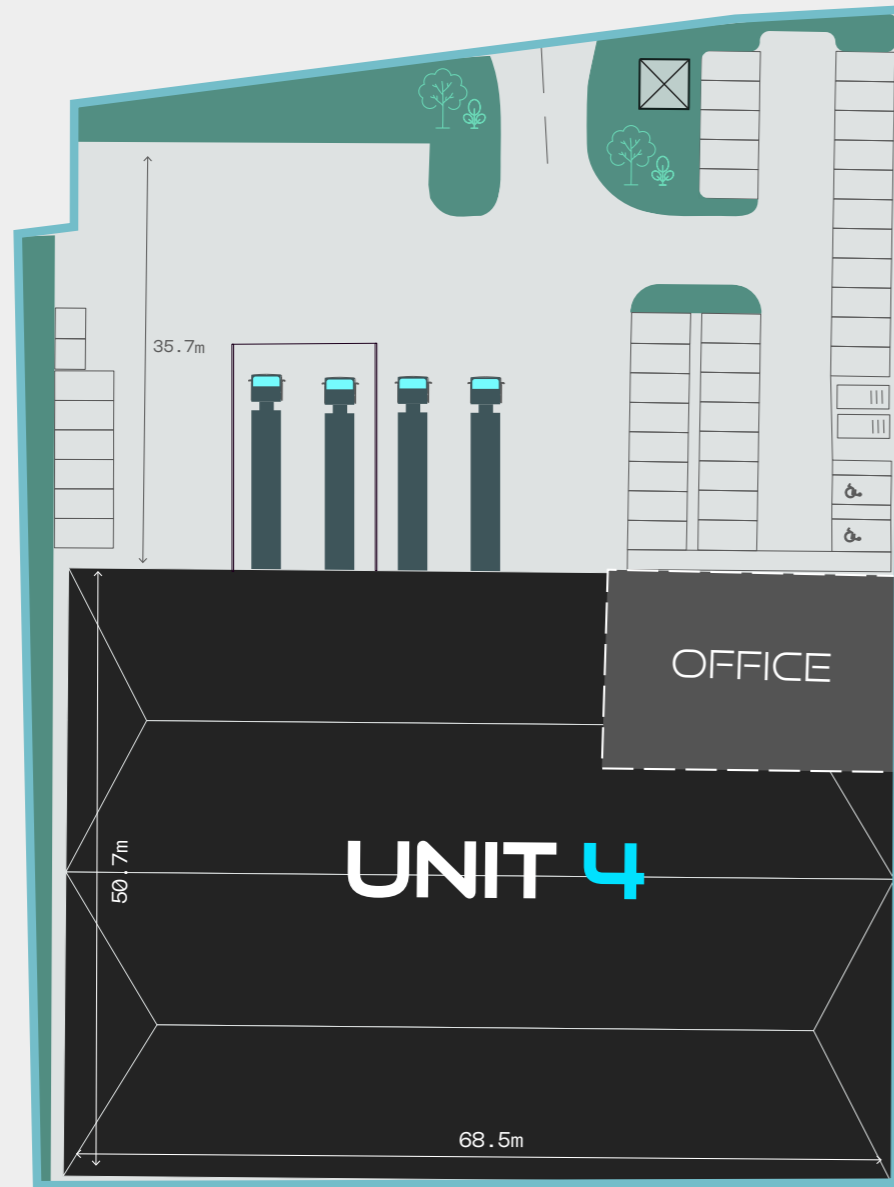

PV
PANELS


ABILITY TO
COMBINE UNITS

BREEAM
BREEAM
'EXCELLENT'



Unit 4



38,728 SQ FT

GROUND FLOOR

4,180 SQ FT

FIRST FLOOR OFFICE

2,186 SQ FT

SECOND FLOOR PLANT

45,094 SQ FT

TOTAL (GEA)

350KVA POWER



AIR / 022



12.5M CLEAR
INTERNAL HEIGHT



2 DOCK LEVEL
LOADING DOORS



2 LEVEL ACCESS
LOADING DOORS



35M
YARD DEPTH



1ST FLOOR
OFFICE



38 CAR
PARKING SPACES



3 EV CHARGING
POINTS



3 PV
PANELS



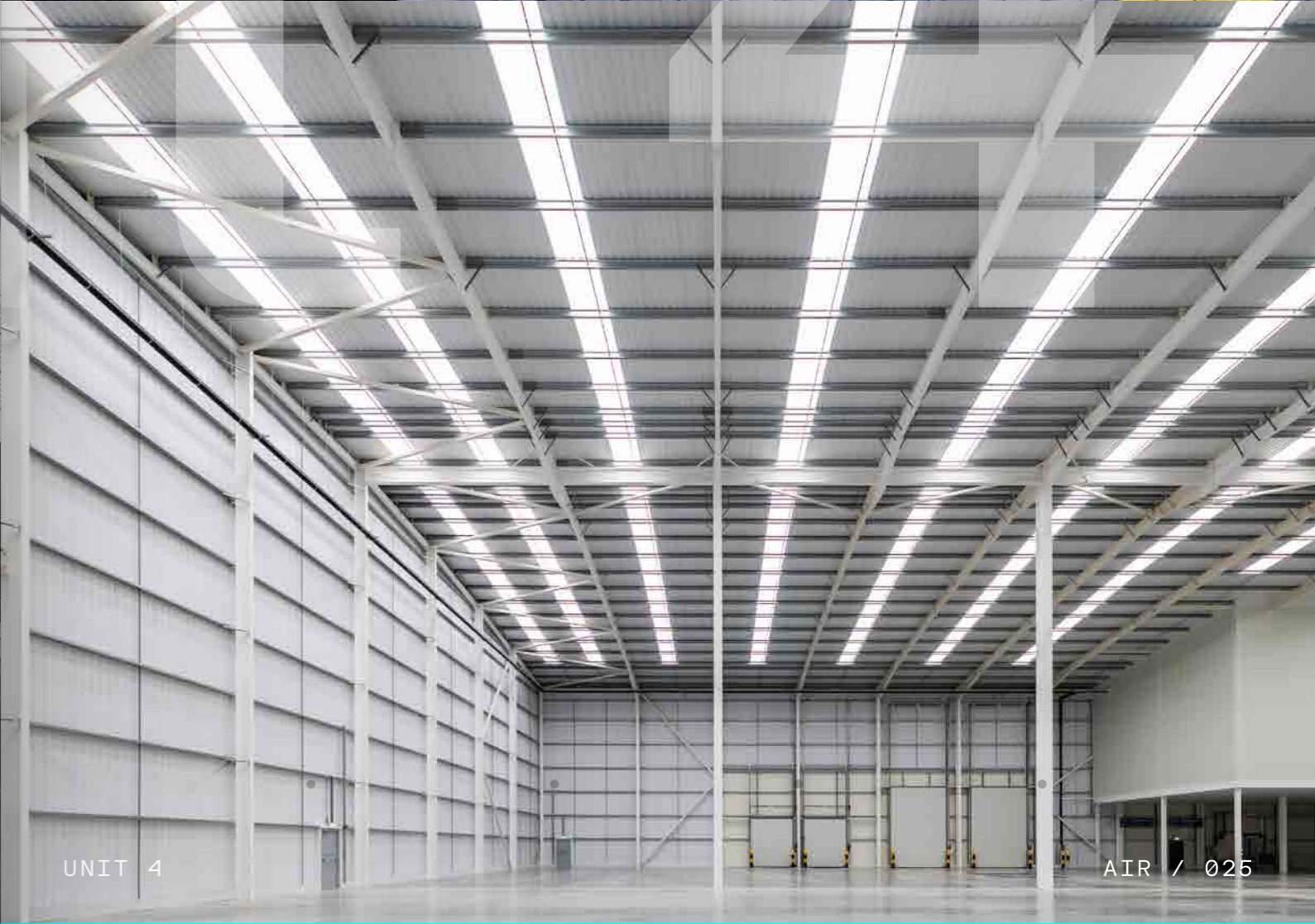
CYCLE
SHELTERS

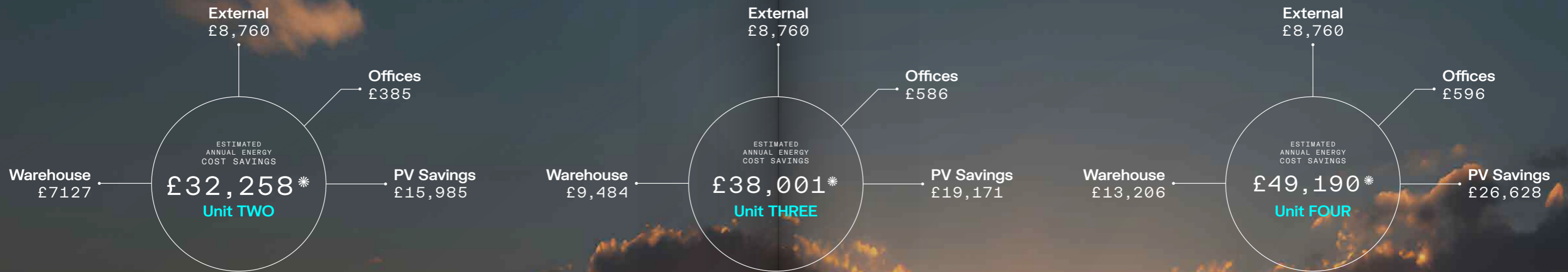
BREEAM

BREEAM
'EXCELLENT'

HEATHROW | TW14 8RX

AIR / 023





Sustainable features include photovoltaics on the building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Targeting ratings of BREEAM 'Excellent' and EPC Rating 'A+'.

*compared to a 20-year-old building of the equivalent size.

Cost Saving

Air Heathrow: Green and Connected.

AIR Heathrow features a beautiful lake, open-air areas, and scenic nature trails. Employees can recharge with walks along tree-lined paths and serene surroundings. This unique park lifestyle promotes well-being and boosts productivity, making our facility an exceptional place to work and thrive.



AIR

HEATHROW | TW14 8RX

DEVELOPED BY



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COGENT
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