

FAIRWAY

TRADING ESTATE

Fairway Close, Heathrow TW4 6BU

TO LET

12,370 SQ FT

WAREHOUSE / INDUSTRIAL UNIT

WITH LARGE SECURE SHARED YARD, 18 CAR PARKING SPACES
AND ROADSIDE FRONTAGE TO GREEN LANE



TARGETING EPC A+

Indicative CGI



UNDERGOING **EXTENSIVE REFURBISHMENT** TO PROVIDE
A **LOW CARBON, ENERGY EFFICIENT** WAREHOUSE



UNIT 11 FAIRWAY TRADING ESTATE

UNIT 11 FAIRWAY TRADING ESTATE is an industrial/warehouse/trade counter unit (fronting Green Lane) of steel portal frame construction with part brick and metal clad elevations.

The unit is to be extensively refurbished to include a new PV solar panel roof system with new insulated profile cladding to the unit's elevations. Offices are provided on the first floor. Externally Unit 11 benefits from a generous shared yard space and parking with CCTV provided as part of the wider estate security.



**5.3–7.5M
EAVES HEIGHT**



**1 LOADING
DOOR
(7.2M(W) X 4.58M(H))**



**LARGE SECURE
SHARED YARD**



**18 CAR
PARKING SPACES**



**24/7
ACCESS & USE**



**ESTATE
CCTV**



**3 PHASE
POWER**



**WCS &
KITCHENETTES**



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PRIME LOCATION

FAIRWAY TRADING ESTATE is within close proximity to Heathrow Airport (3.8 miles) and its Cargo Terminal (4.4 miles). The estate fronts Green Lane which is accessed off the A312 and A315. The M3 and M4 motorways are within 4 miles.

Feltham and Hounslow Town Centres are both within easy reach. Feltham Railway Station is approximately 1.5 miles away, Hatton Cross and Hounslow West (both Piccadilly) underground stations are within 2 miles.



**ROADSIDE FRONTAGE
OVERLOOKING GREEN LANE**



**IN CLOSE PROXIMITY TO A312,
M4 AND HEATHROW AIRPORT**



ACCOMMODATION

The unit comprises the following gross external areas:

	SQ FT	SQ M
WAREHOUSE / ANCILLARY	10,576	982.54
FIRST FLOOR OFFICE	1,794	166.67
TOTAL (GEA)	12,370	1,149.21

REFURBISHMENT WORKS TO INCLUDE



**NEW
WINDOWS
/ DOORS**



**EPOXY
WAREHOUSE
FLOOR**



**EXTENSIVE
UPGRADE OF
FIRST FLOOR
OFFICES**



**NEW
INSULATED
CLADDING
SYSTEM**



**KITCHENETTE
ON GROUND
AND FIRST
FLOORS**



**GUARANTEES
AND
WARRANTIES**

ESG & SUSTAINABILITY



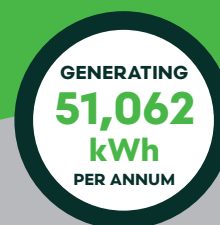
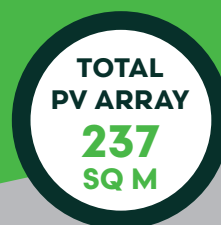
ABOUT THE FUND AND OUR STRATEGY

Orchard Street is a specialist UK real estate investment manager. Since 2004, we have created value through disciplined investment and hands-on asset management. Sustainability is integral to our investment approach, helping us to strengthen asset resilience, enhance long-term performance and create places that deliver lasting value for occupiers, investors and communities.

ABOUT THE BUILDING AND THE BENEFITS IT OFFERS TO TENANTS

OrchardStreet
INVESTMENT MANAGEMENT

The building incorporates a range of sustainability measures designed to reduce energy use, lower carbon emissions and enhance building performance. These include highly efficient heating, cooling and lighting systems, solar PV and EV charging infrastructure, alongside the reuse of materials and responsible sourcing during refurbishment. Local suppliers and contractors were used wherever possible, while apprenticeship opportunities and engagement with local schools and colleges helped support skills development within the community. The result is an EPC A+ rated building that is more efficient to operate, better aligned with evolving sustainability requirements and provides occupiers with high-quality, future-ready space capable of operating at net zero carbon.



ELECTRICITY
GENERATION /
CARBON SAVING
FROM PV SOLAR
PANEL ROOF SYSTEM

OPERATIONAL COST SAVINGS

Calculations based on 50% tenant consumption

Estimated annual output (kWh/year)	51,062
Approx. CO2e Savings Per Year (tCO2e/year)	10.21
Occupier Consumption Cost Savings	£6,383
Income from Export at 8.5p	£2,170
TOTAL PV INCOME/SAVINGS	£8,533

Calculations based on 75% tenant consumption

Estimated annual output (kWh/year)	51,062
Approx. CO2e Savings Per Year (tCO2e/year)	10.21
Occupier Consumption Cost Savings	£9,574
Income from Export at 8.5p	£1,085
TOTAL PV INCOME/SAVINGS	£10,659



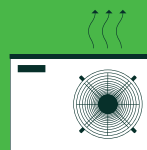
EPC RATING
A+



25% OF THE ROOF TO BE
COVERED IN 237 SQ M OF
PV SOLAR ROOF PANELS



INCREASED
BUILDING
INSULATION



AIR CONDITIONING
INCORPORATING AIR
SOURCE HEAT PUMPS



ENERGY EFFICIENT
LED LIGHTING

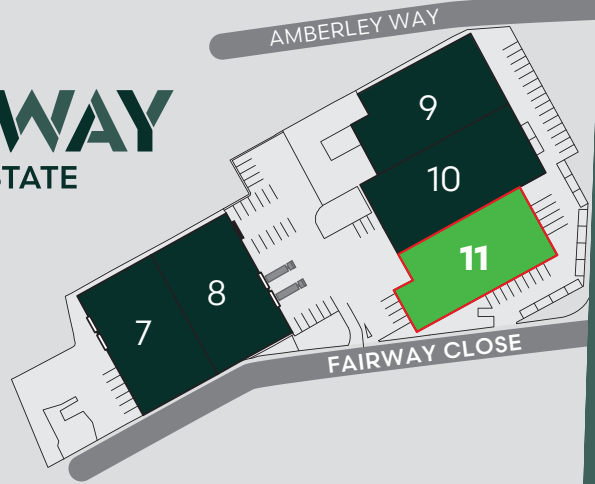


EV CHARGING
POINT FOR 4
PARKING SPACES



NEW INSULATED
CLADDING WITH
0.25 W/M²K U-VALUE

UNIT 11 FAIRWAY TRADING ESTATE TW4 6BU



FELTHAM, STAINES
M25 J13 / M3 J1

remain.soap.lift



Example refurbished office (Unit 8)



TERMS

A new lease for a term to be agreed; rent upon application.

VIEWING

For further information or to arrange a viewing contact:



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LEGAL COSTS

Each party to be responsible for its legal costs.

EPC

Targeting EPC: A+.



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2026.

Designed by: Ovation Creative Ltd, +44(0)7889 982136