

LOGISTICS  
NEXT LEVEL

A NEW DESIGN AND BUILD  
DEVELOPMENT OPPORTUNITY  
FROM 30,000 – 200,000 SQ FT

HEATHROW / TW4 6JW

# VANTAGE

LOGISTICS CENTRE / HEATHROW

[SEGRO.COM/VANTAGE](https://segro.com/vantage)

**SEGRO**  
WHERE BUSINESS WORKS



CARGO TERMINAL

TERMINAL 5

NORTHERN RUNWAY

TERMINAL 4

SOUTHERN RUNWAY

TERMINALS 1, 2 & 3

HATTON CROSS  
BUS/TUBE STATION

EASTERN  
PERIMETER ROAD

A30 GREAT  
SOUTH WEST ROAD



VANTAGE

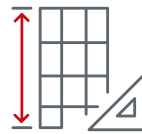
A312  
THE CAUSEWAY

# LOGISTICS NEXT LEVEL

INTRODUCING VANTAGE... A PREMIUM DESIGN AND BUILD OPPORTUNITY FROM 30,000 – 200,000 SQ FT.

Located in a prominent position and highly sought after location close to Heathrow airport, accessibility is in a class of its own, with the M4, A40, M40, M25 and M3 all within easy reach.

With local occupiers including DHL, Ocado, Amazon, Travis Perkins, Rolls-Royce, Kuehne + Nagel, British Airways and DB Schenker, this is a rare opportunity to create high quality, bespoke logistics space to take your business to the next level.



Flexible site layout options



Built to the highest specification, targeting BREEM 'Very good' and EPC rating A+



Buildings delivered within 12 months

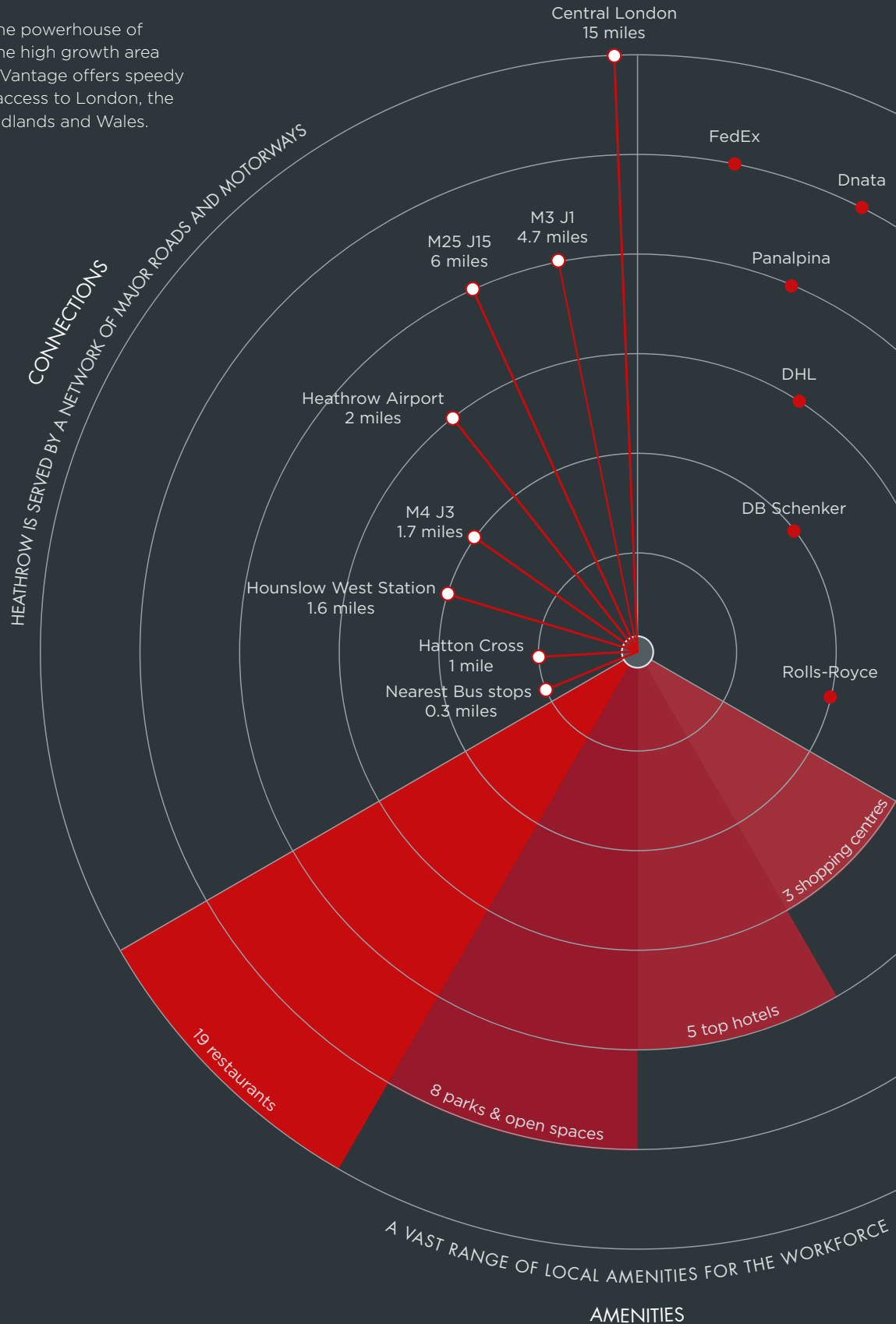


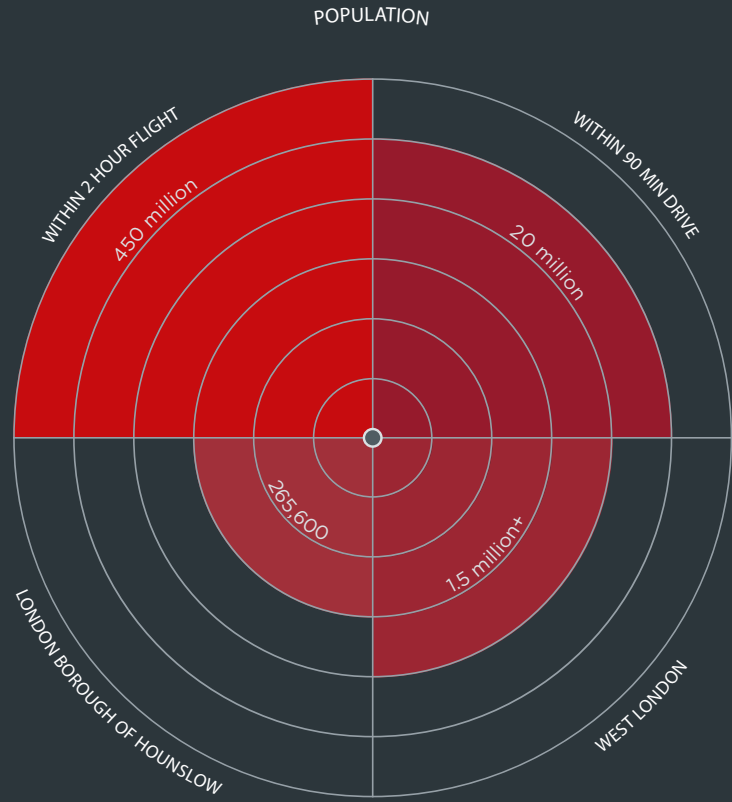
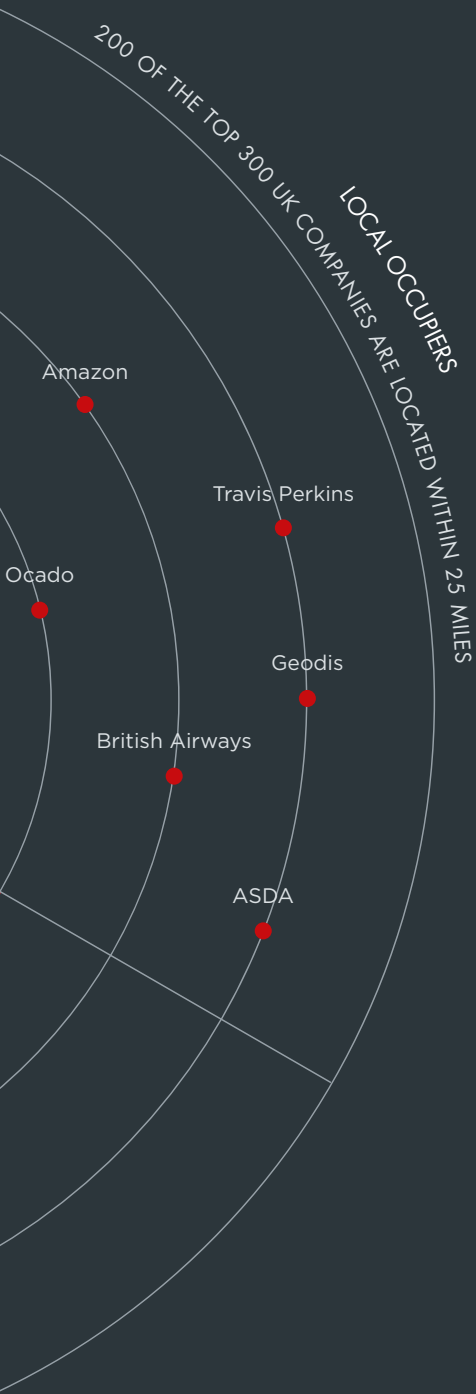
Excellent prominence alongside the A30 and A312



# DESTINATION THE IN DEMAND

Positioned between the powerhouse of Central London and the high growth area of the Thames Valley, Vantage offers speedy and convenient road access to London, the home counties, the Midlands and Wales.





Sources: West London Business and nomis

## POPULATION DIVERSE

Heathrow and West London are home to a multi-skilled and diverse population, supplying a rich base of labour to local businesses. 30% of the West London workforce are qualified to degree level or equivalent.

# SPECIFICATION

## GRADE A

### WAREHOUSE & OFFICES

- > Detached, self-contained buildings with secure yards
- > Up to 15m eaves height
- > Up to 84m yard depths
- > Ample HGV parking spaces
- > Ample car parking & cycle spaces
- > Fully-fitted offices

### SUSTAINABILITY

- > Rainwater harvesting
- > Photovoltaic panels with up to 250 kWp
- > BREEAM 'Very Good' rating
- > Targeting EPC rating: A

## CUSTOMISATION PERFECT FOR

Our Design and Build offering gives our customers the ability to meet the ever-changing demands of their businesses.

We have a flexible approach to design, with Grade A opportunities at Vantage from 30,000 – 200,000 sq ft, offering the option for a large-scale cross-docked facility or mid-scale units with adaptable fit-outs. We can work with you to design your bespoke property solution.

## REPUTATION OUR

SEGRO is not only associated with quality, it is also synonymous with long-standing partnerships. Working in close collaboration with our customers for the last 95 years, we have developed a customer centric philosophy that provides expert solutions for internationally-recognised brands such as John Lewis, DB Schenker and DHL Express.

## SEGRO DELIVERS FOR DHL

DHL's move from the current site at Vantage to a bespoke facility, built by SEGRO to their requirements at Poyle 14, consolidating their operations at a new 150,000 sq ft distribution facility. The new sustainably built, cross-docked facility, which also includes offices, will be used by DHL Express to manage all express shipments forming a South East hub.

The site at Vantage is now dedicated to the new Design and Build opportunity which will offer flexible layouts and will be built to the highest specification. This, along with the latest move by DHL, represents SEGRO's commitment to delivering high quality, well located, modern warehouse and distribution facilities that meet the needs of our customers.



# LOCATION SUPERIOR



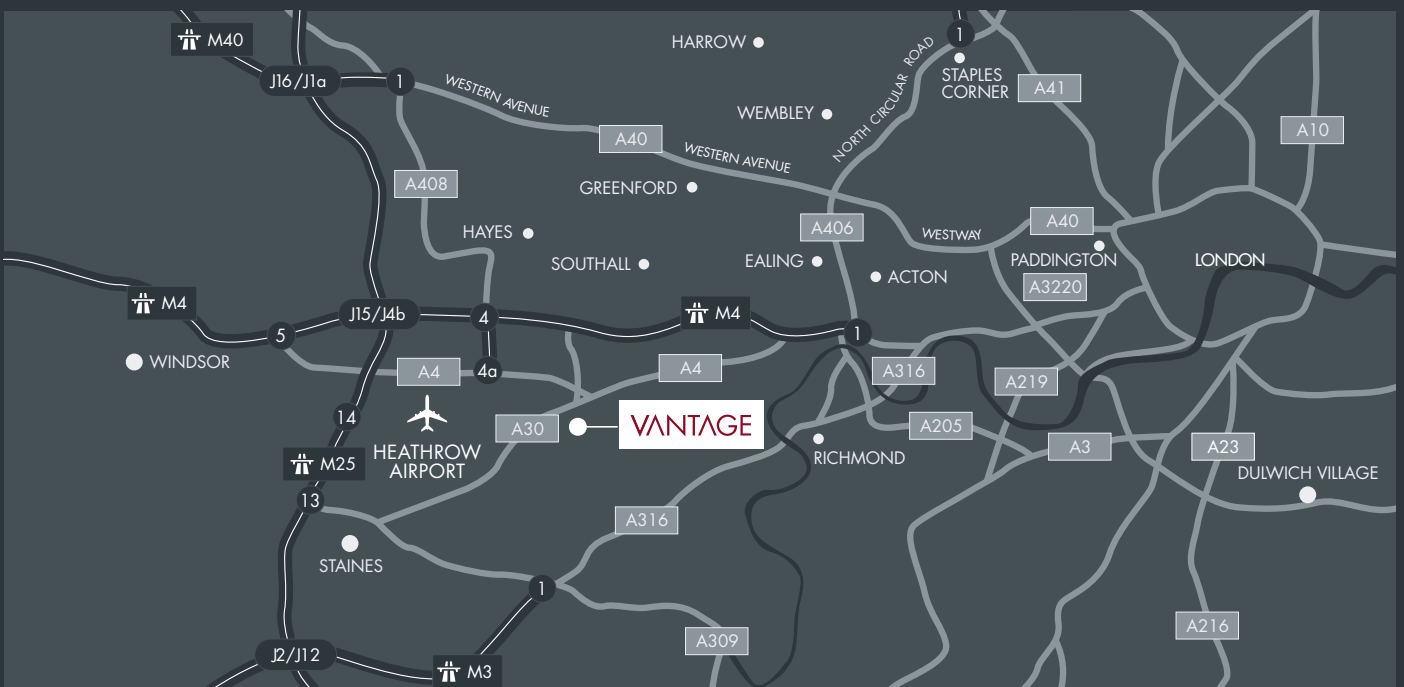
TW4 6JW

Located just minutes from Heathrow Airport, alongside the A30 and A312, Vantage benefits from easy access to the M4 and A40, and is 16 miles west of central London.

The M25 is also in close proximity, providing routes to the national motorway network and the M3 for links to the South West and beyond.

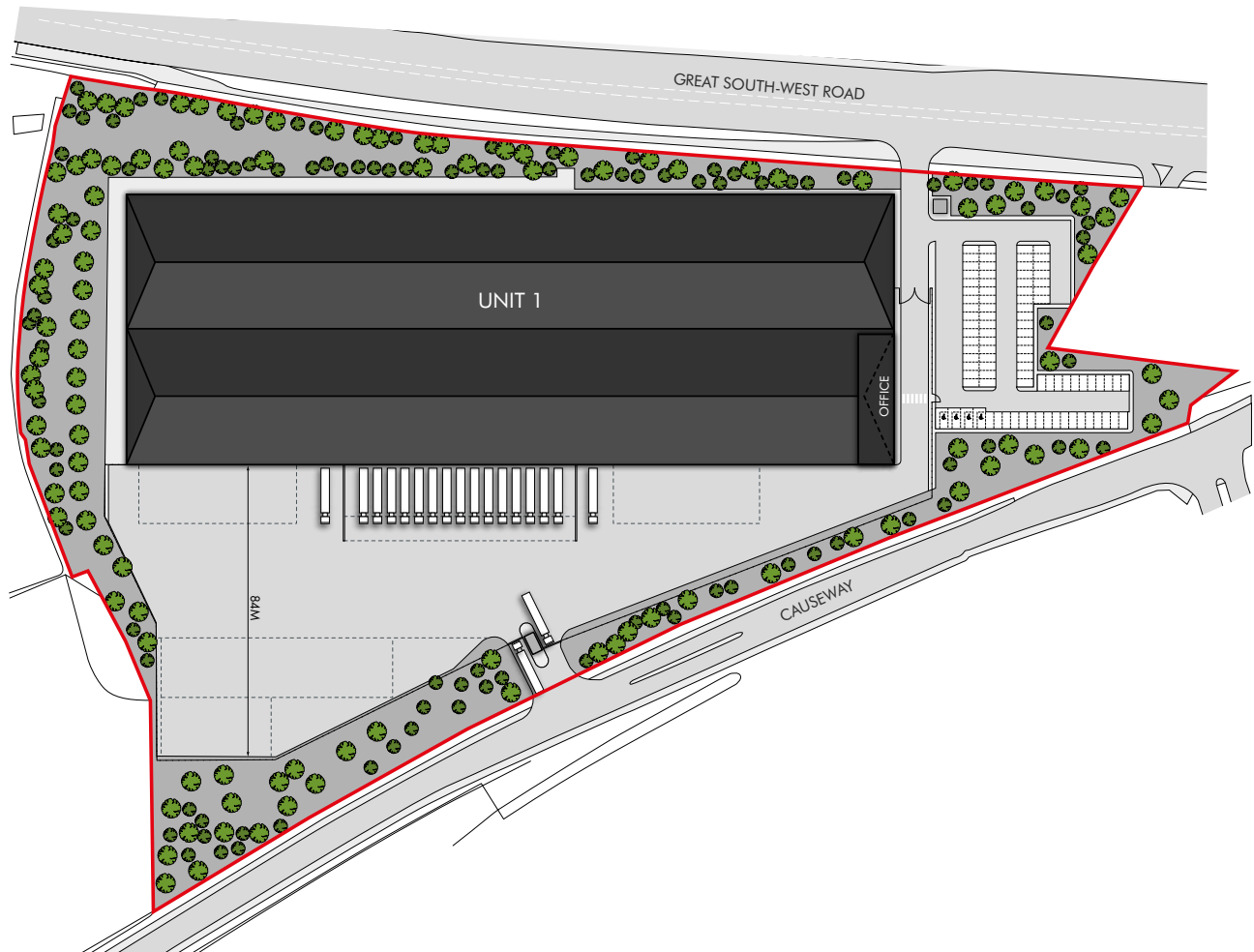
BY ROAD	miles	mins
Hatton Cross Station	1	4
Hounslow West Station	1.6	8
M4 Junction 3	1.7	5
Heathrow T4	2	6
Western Food Market	2.3	8
Cargo Terminal	3.4	9
Heathrow T1,2,3	3.7	12
M25 J14	4.9	10
Heathrow T5	5.5	12

Source: Google maps





## EXAMPLE LAYOUT ONE



UNIT 1	184,920 SQ FT	17,180 SQ M
OFFICES	8,560 SQ FT	795 SQ M
<b>SUB TOTAL</b>	<b>193,480 SQ FT</b>	<b>17,975 SQ M</b>

90 CAR PARKING SPACES

HGV PARKING

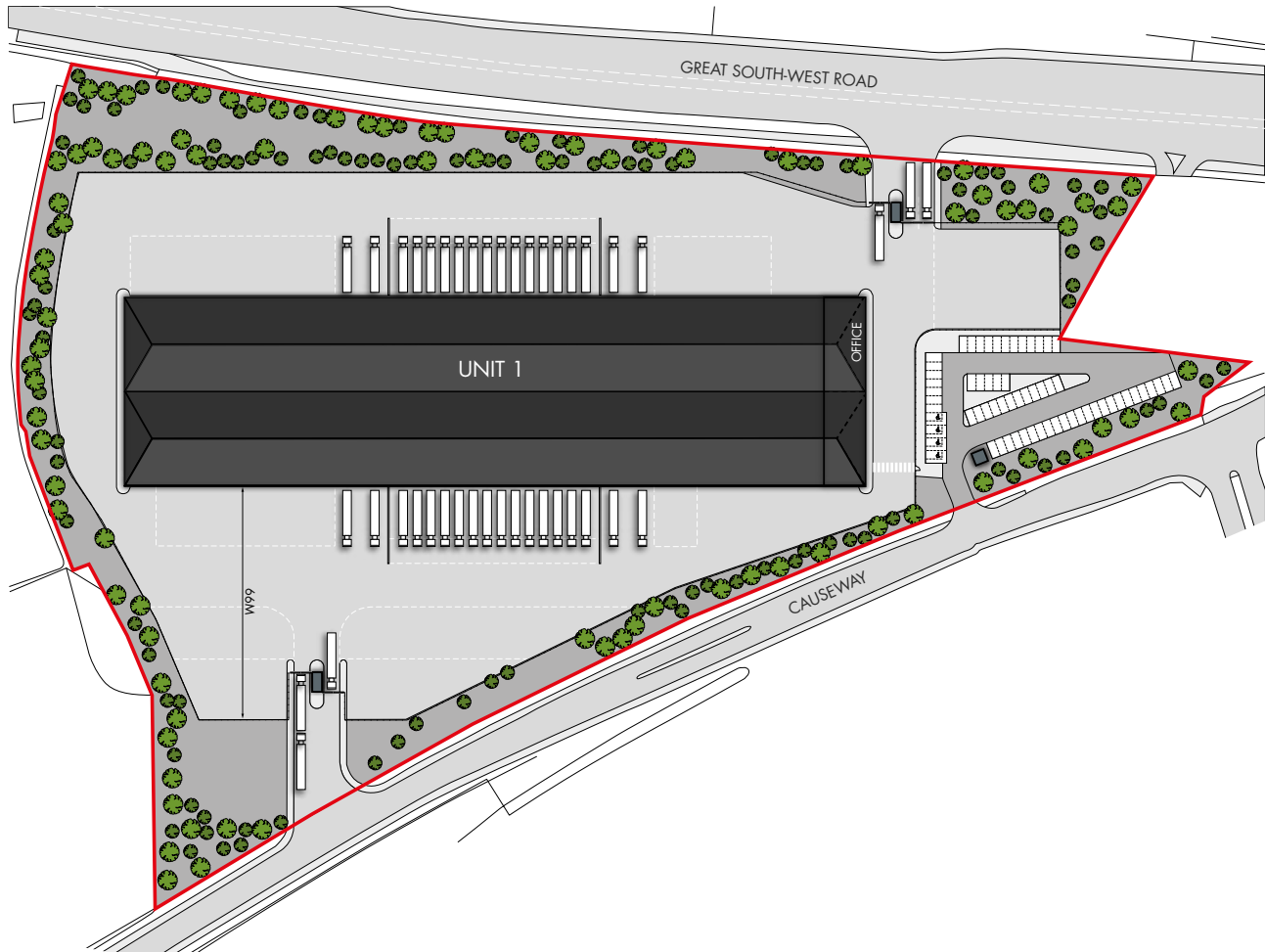
15 DOCK LEVELLERS

2 LEVEL ACCESS

(ALL AREAS ARE APPROXIMATE AND  
MEASURED ON A GROSS EXTERNAL BASIS)



## EXAMPLE LAYOUT TWO



UNIT 1	122,950 SQ FT	11,423 SQ M
OFFICES	13,660 SQ FT	1,269 SQ M
<b>SUB TOTAL</b>	<b>136,610 SQ FT</b>	<b>12,692 SQ M</b>

64 CAR PARKING SPACES

HGV PARKING

14 DOCK LEVELLERS

4 LEVEL ACCESS

(ALL AREAS ARE APPROXIMATE AND  
MEASURED ON A GROSS EXTERNAL BASIS)

INDICATIVE PLANS ONLY.

## EXAMPLE LAYOUT THREE



<b>UNIT 1</b>	35,240 SQ FT	3,273 SQ M	<b>UNIT 2</b>	26,780 SQ FT	2,488 SQ M	<b>UNIT 3</b>	34,780 SQ FT	3,231 SQ M
<b>OFFICES</b>	3,910 SQ FT	363 SQ M	<b>OFFICES</b>	2,980 SQ FT	276 SQ M	<b>OFFICES</b>	3,860 SQ FT	358 SQ M
<b>SUB TOTAL</b>	39,150 SQ FT	3,636 SQ M	<b>SUB TOTAL</b>	29,760 SQ FT	2,764 SQ M	<b>SUB TOTAL</b>	38,640 SQ FT	3,589 SQ M

36 CAR PARKING SPACES  
 HGV PARKING  
 3 DOCK LEVELLERS  
 2 LEVEL ACCESS

27 CAR PARKING SPACES  
 HGV PARKING  
 2 LEVEL ACCESS

35 CAR PARKING SPACES  
 HGV PARKING  
 2 LEVEL ACCESS

<b>UNIT 4</b>	15,160 SQ FT	1,408 SQ M	<b>UNIT 5</b>	63,200 SQ FT	5,871 SQ M
<b>OFFICES</b>	1,720 SQ FT	159 SQ M	<b>OFFICES</b>	7,040 SQ FT	654 SQ M
<b>SUB TOTAL</b>	16,880 SQ FT	1,567 SQ M	<b>SUB TOTAL</b>	70,240 SQ FT	6,525 SQ M

15 CAR PARKING SPACES  
 HGV PARKING  
 2 LEVEL ACCESS

65 CAR PARKING SPACES  
 HGV PARKING  
 6 DOCK LEVELLERS  
 2 LEVEL ACCESS

(ALL AREAS ARE APPROXIMATE AND MEASURED ON A GROSS EXTERNAL BASIS)

## EXAMPLE LAYOUT FOUR



<b>UNIT 1</b>	35,240 SQ FT	3,273 SQ M	<b>UNIT 2</b>	29,240 SQ FT	2,716 SQ M	<b>UNIT 3</b>	36,520 SQ FT	3,393 SQ M
<b>OFFICES</b>	3,910 SQ FT	363 SQ M	<b>OFFICES</b>	3,250 SQ FT	302 SQ M	<b>OFFICES</b>	4,980 SQ FT	463 SQ M
<b>SUB TOTAL</b>	39,150 SQ FT	3,636 SQ M	<b>SUB TOTAL</b>	32,490 SQ FT	3,018 SQ M	<b>SUB TOTAL</b>	41,500 SQ FT	3,856 SQ M

36 CAR PARKING SPACES  
 HGV PARKING  
 3 DOCK LEVELLERS  
 2 LEVEL ACCESS

30 CAR PARKING SPACES  
 HGV PARKING  
 3 LEVEL ACCESS

38 CAR PARKING SPACES  
 HGV PARKING  
 3 LEVEL ACCESS

<b>UNIT 4</b>	80,720 SQ FT	7,499 SQ M
<b>OFFICES</b>	11,260 SQ FT	1,046 SQ M
<b>SUB TOTAL</b>	91,980 SQ FT	8,545 SQ M

76 CAR PARKING SPACES  
 HGV PARKING  
 8 DOCK LEVELLERS  
 2 LEVEL ACCESS

(ALL AREAS ARE APPROXIMATE AND MEASURED ON A GROSS EXTERNAL BASIS)

FOR MORE INFORMATION, PLEASE CONTACT THE JOINT AGENTS:



**BONNIE MINSHULL**  
bminshull@savills.com

**FRANK DE SOUZA**  
frank@desouza.co.uk

**DAVID O'DONOVAN**  
dodonovan@dohertybaines.com

**MATT RYAN**  
mryan@savills.com

**SIMON CRESSEY**  
simonc@desouza.co.uk

**PAUL LONDRA**  
plondra@dohertybaines.com

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