

SKYLINE

L O N D O N H E A T H R O W

TWO NEW WAREHOUSE / INDUSTRIAL BUILDINGS
73,530 SQ FT & 80,440 SQ FT
TO LET

AVAILABLE SUMMER 2016

WELCOME TO WORLDWIDE

WELCOME TO SKYLINE

ADJACENT TO THE INTERNATIONAL HUB
HEATHROW AIRPORT AND THE IMMEDIATE
TRANSPORT NETWORK, THIS EXCEPTIONAL
SITE PROVIDES A RARE OPPORTUNITY TO
SECURE A HIGH QUALITY FACILITY IN A
STRATEGIC LOCATION FOR YOUR BUSINESS.

UNIT 2

UNIT 1

ATTRACTING HIGH PROFILE BRANDS TO THE
AREA, SUCH AS DB SCHENKER, ROLLS-ROYCE
AND PANALPINA, WITH ITS UNRIVALLED
CONNECTIVITY AND ACCESS TO THE WORLD.

IT'S TIME TO EXCEL AT SKYLINE



TWO NEW GRADE A LOGISTICS / DISTRIBUTION / WAREHOUSE UNITS OF 73,530 SQ FT AND 80,440 SQ FT, WITH FIRST AND SECOND FLOOR OFFICE SPACE



ADJACENT TO HEATHROW AIRPORT;
ACCESS TO THE WORLD ON YOUR DOORSTEP



CLOSE PROXIMITY TO THE CARGO TERMINAL



PROMINENT SITE FRONTING THE A30 GREAT SOUTH WEST ROAD WITH ACCESS TO THE M4 AND M25



LARGE, SECURE YARD AREAS



12M EAVES HEIGHT



TARGETING BREEAM 'VERY GOOD'
AND EPC RATING 'A'



SKYLINE OFFERS HQ PROMINENCE WITH GRADE A SPACE FRONTING THE A30, WITH TWO SPECULATIVELY-BUILT UNITS OF 73,530 SQ FT AND 80,440 SQ FT, AVAILABLE SUMMER 2016.

Targeting BREEAM 'Very Good', this highly sustainable development provides a unique opportunity to occupy new, outstanding logistics space with first and second floor offices, in a prime location in close proximity to Heathrow Cargo Terminal.

UNIT 2



EXCEPTIONAL SPACE

JOIN GLOBALLY RECOGNISED LOCAL OCCUPIERS SUCH AS DB SCHENKER, ROLLS-ROYCE AND PANALPINA IN THIS WORLD-CLASS LOCATION.

Strategically located fronting the A30 Great South West Road, Skyline offers potential occupiers the perfect synergy of excellent Grade A distribution space and fast access to the Cargo Terminal at Heathrow and beyond.



UNIT 1		
WAREHOUSE	64,300 SQ FT	5,974 SQ M
FIRST & SECOND FLOOR OFFICES	16,140 SQ FT	1,499 SQ M
TOTAL	80,440 SQ FT	7,473 SQ M

UNIT 2		
WAREHOUSE	59,950 SQ FT	5,570 SQ M
FIRST & SECOND FLOOR OFFICES	13,580 SQ FT	1,262 SQ M
TOTAL	73,530 SQ FT	6,832 SQ M

DB SCHENKER

"WHAT WE WANTED WAS TO MAKE DB SCHENKER, HEATHROW A VERY MODERN FACILITY THAT IS 'THE PLACE TO WORK' AT LONDON HEATHROW; A GREAT ENVIRONMENT FOR OUR PEOPLE AND AN ECO-FRIENDLY FACILITY IN WHICH TO HANDLE OUR AIRFREIGHT CUSTOMERS' CARGO, BOTH NOW AND IN THE FUTURE, I THINK WE HAVE ACHIEVED THAT."

HELGI INGOLFSSON, CEO, DB SCHENKER LTD



CONTROL POSTS

	Miles*	Drive time*
Control Post 24 T1-3	0.3	2 mins
Control Post 21 T4	0.4	2 mins
Control Post 14	2.4	5 mins
Cargo Terminal	2.2	7 mins



ROAD

	Miles*	Drive time*
M4 / J3	3.4	7 mins
M25 / J13	4.6	8 mins
M25 / J14	5.5	11 mins
Central London	18	40 mins



SEAPORTS

	Miles*	Drive time*
London Gateway	46	1 hr 21 mins
Tilbury	47	1 hr 20 mins
Southampton	67	1 hr 9 mins
Dover	101	1 hr 45 mins
Felixstowe	122	2 hr 16 mins

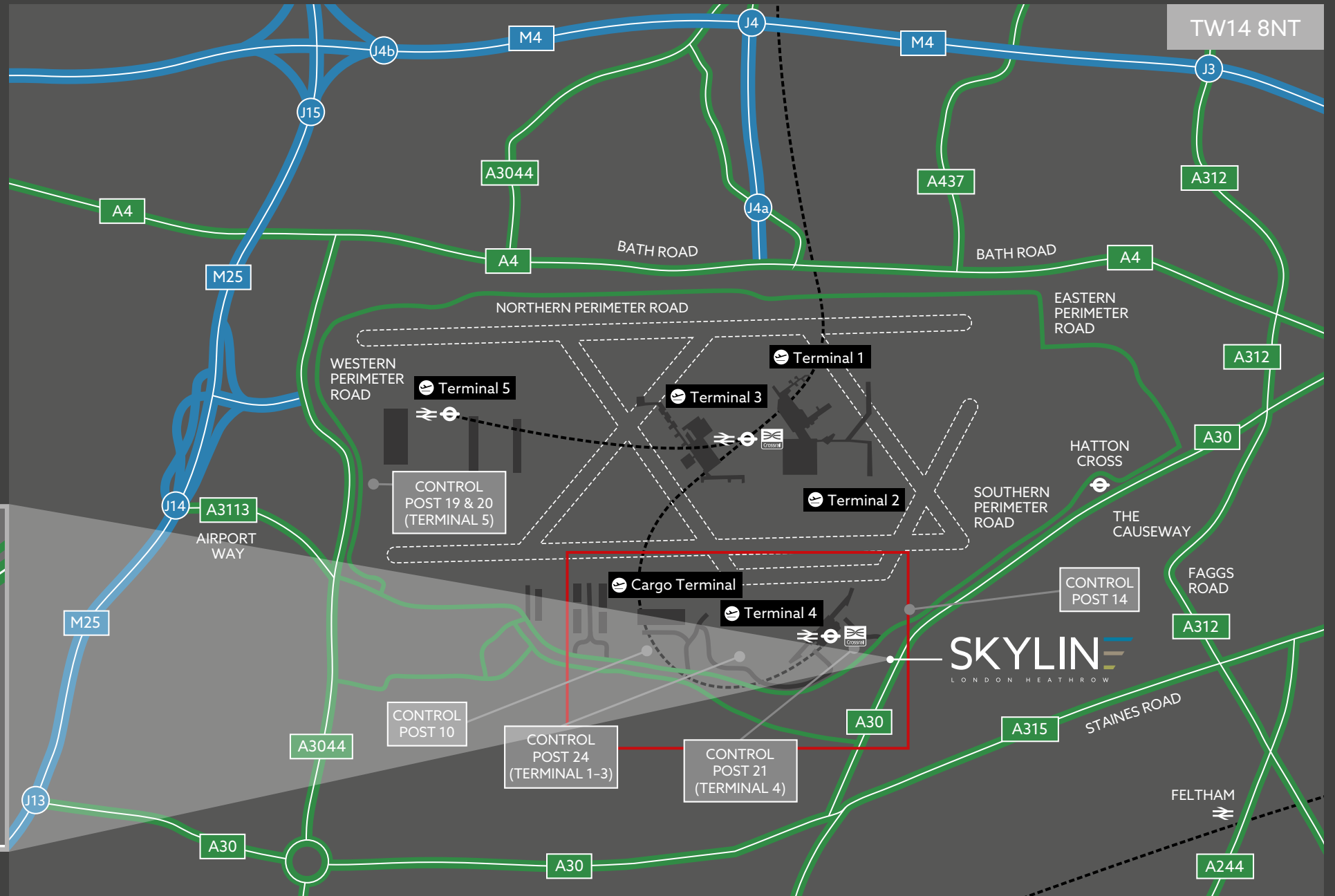
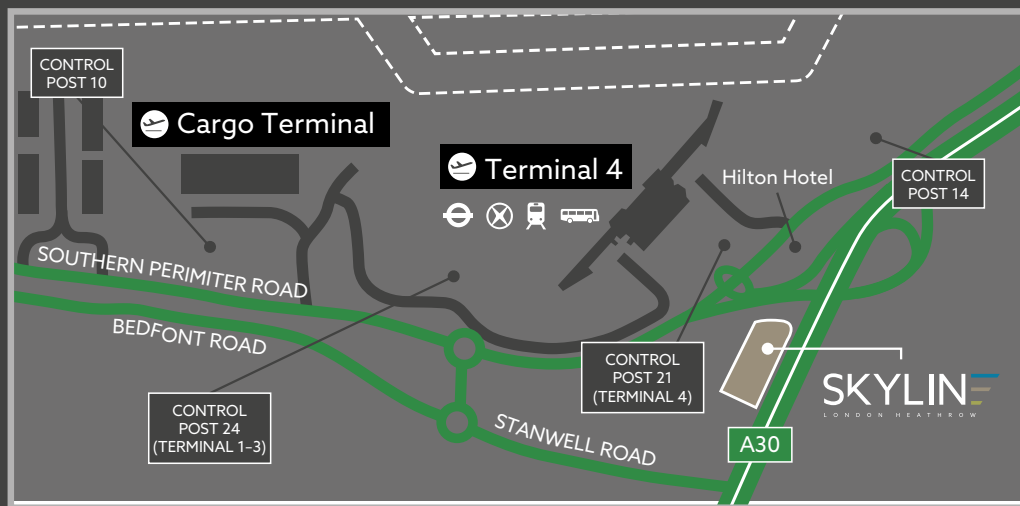
* Approximate figures, Source: Google Maps

EVERYWHERE IN AN INSTANT

LOCATED ADJACENT TO HEATHROW AIRPORT, SKYLINE IS PERFECTLY PLACED FOR WORLD-WIDE CONNECTIVITY.

Skyline is in a prime location fronting the A30, providing fast road access to the M4, M25 and the motorway network with Central London only 18 miles away and the M4 Junction 3 and M25 Junction 13 both within 5 miles.

Excellent public transport interchanges and local road networks at Terminal 4 and Hatton Cross provide links to each of the airport terminals as well as Central London, Greater London and beyond. Heathrow Express connects Terminal 4 to London Paddington in just over 15 minutes** and the Heathrow Connect service links to local stations in West London and reaching London Paddington in 26 minutes**.



** Information and journey times taken from www.heathrowairport.com

HERE THERE EVERYWHERE



LONDON HEATHROW AIRPORT IS THE BUSIEST INTERNATIONAL AIRPORT IN THE WORLD, HANDLING OVER 70 MILLION PASSENGERS EACH YEAR, 80% OF THE COUNTRY'S LONG HAUL ROUTES AND 1.5 MILLION TONNES OF AIR FREIGHT IN 2014*.

Heathrow provides a crucial connection for business to emerging regional markets and trade opportunities in Europe, Asia and America. As the UK's largest airport handling more than a quarter of the country's exports, Heathrow Cargo Terminal provides the connection to global markets for British exporters.

Heathrow's current expansion plans include doubling freight handling capacity to reinforce the UK's position as a hub for international trade. Planned improvements include climate-controlled cargo environments, upgraded facilities for transit of goods and dedicated access points for air freight including a potential cargo railhead.

65%

HEATHROW CARGO TERMINAL HANDLES ALMOST 65% OF ALL CARGO FREIGHT IN THE UK

1.5M

THE HUB AIRPORT HANDLED 1.5 MILLION TONNES OF AIR FREIGHT IN 2014*, MAKING IT ONE OF THE WORLD'S BUSIEST AIRPORTS

SUSTAINABLE EFFICIENCY



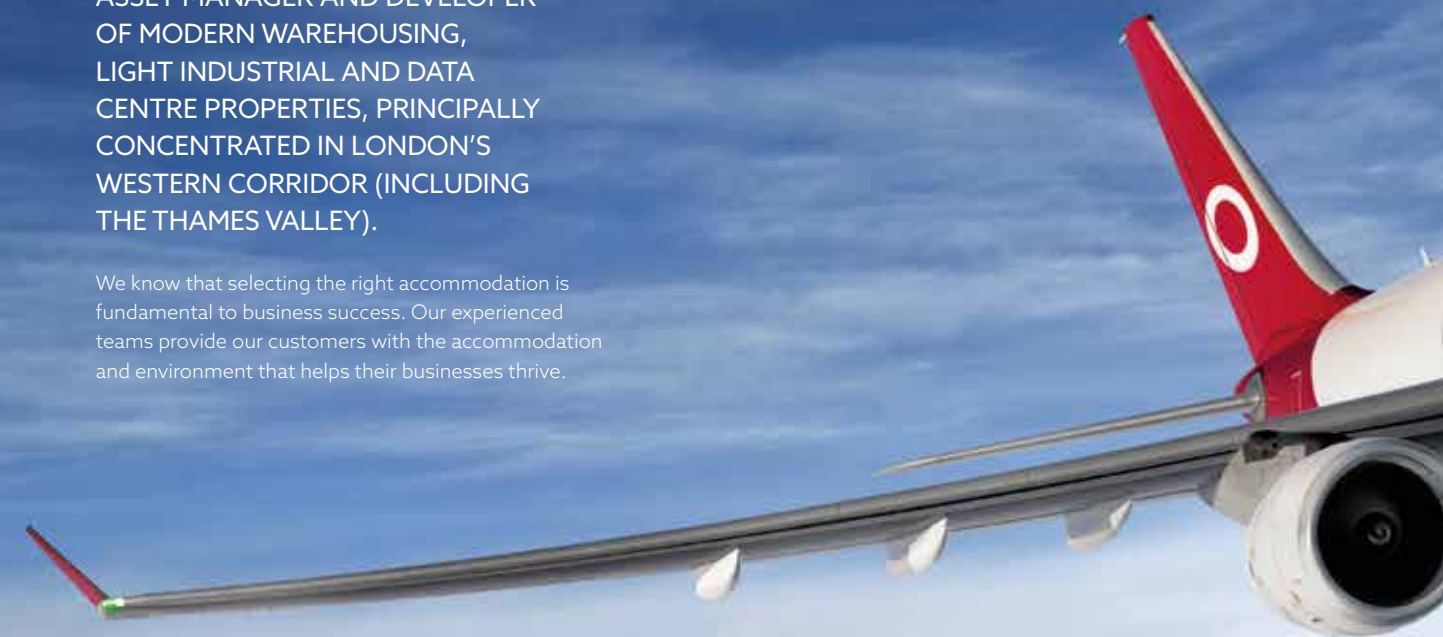
THE DEVELOPMENT WILL BE HIGHLY SUSTAINABLE, MEETING OR EXCEEDING THE TARGETS SET BY THE LONDON BOROUGH OF HILLINGDON AND THE GLA, TARGETING BREEAM 'VERY GOOD' AND ENERGY PERFORMANCE CERTIFICATE 'A'.

- ✓ Solar thermal collectors
- ✓ Air source heat pumps
- ✓ Heat recovery systems
- ✓ Low-energy LED lighting with PIR controls
- ✓ Water-saving sanitaryware and low-flow aerated taps
- ✓ Highly-insulated walls, windows and roofs with low U values

ABOUT SEGRO

SEGRO IS A LEADING OWNER, ASSET MANAGER AND DEVELOPER OF MODERN WAREHOUSING, LIGHT INDUSTRIAL AND DATA CENTRE PROPERTIES, PRINCIPALLY CONCENTRATED IN LONDON'S WESTERN CORRIDOR (INCLUDING THE THAMES VALLEY).

We know that selecting the right accommodation is fundamental to business success. Our experienced teams provide our customers with the accommodation and environment that helps their businesses thrive.



SEGR^o.com/skyline



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TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed, subject to contract.