

SKYLINE

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

NEW WAREHOUSE / INDUSTRIAL UNIT
75,274 SQ FT
TO LET
AVAILABLE NOW

WELCOME TO WORLDWIDE



SKYLINE OFFERS A HIGH QUALITY LOGISTICS FACILITY CLOSE TO HEATHROW AIRPORT, WITH EXCELLENT PROMINENCE ONTO THE A30

This is a highly sustainable development offering a BREEAM 'Very Good' rating and providing a unique opportunity to occupy new, outstanding logistics space with first and second floor offices totalling 75,274 sq ft.

TERMS

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

WELCOME TO SKYLINE

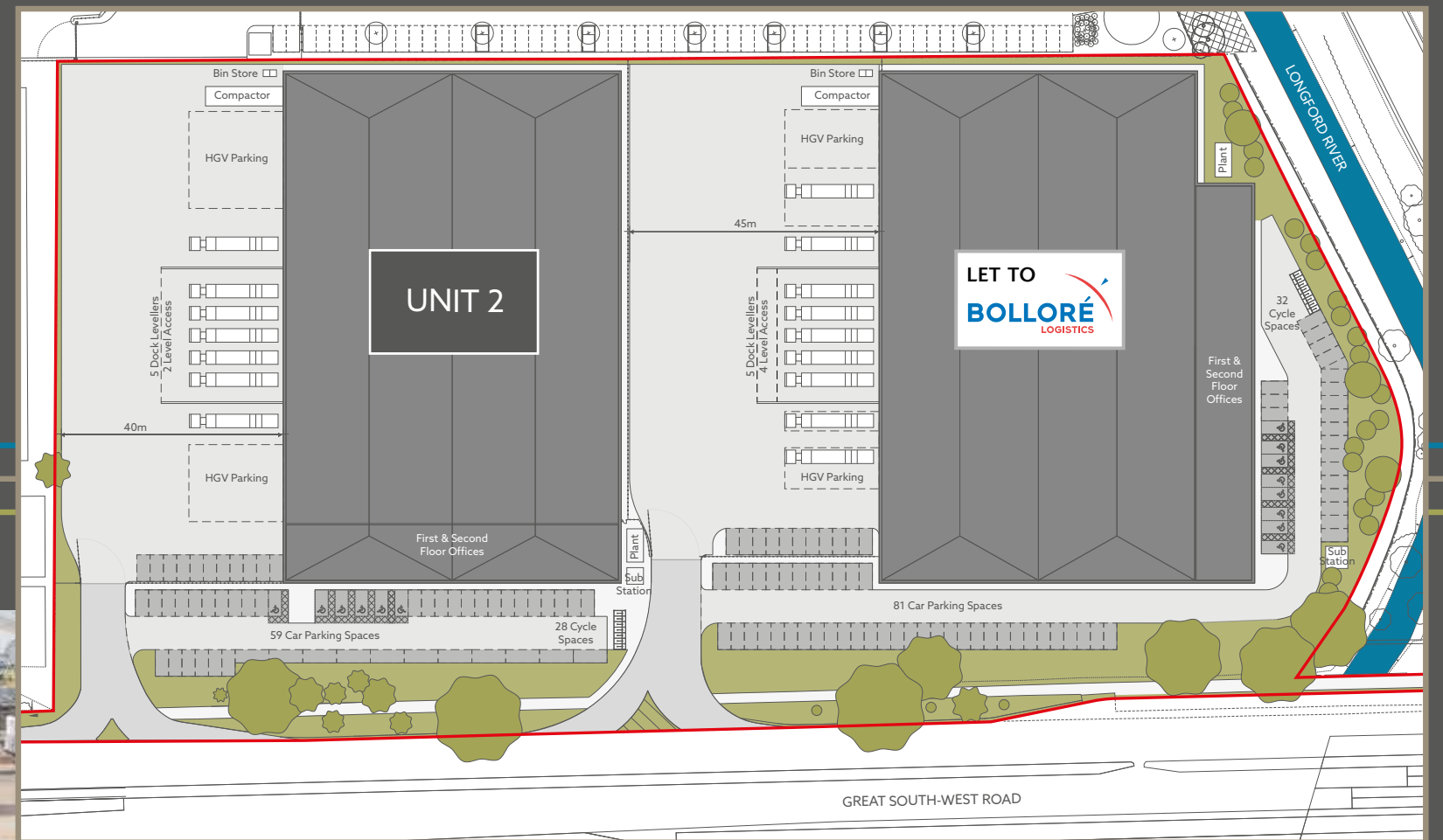
ADJACENT TO THE INTERNATIONAL HUB HEATHROW AIRPORT AND THE IMMEDIATE TRANSPORT NETWORK, THIS EXCEPTIONAL DEVELOPMENT PROVIDES A RARE OPPORTUNITY TO SECURE A HIGH QUALITY FACILITY IN A STRATEGIC LOCATION FOR YOUR BUSINESS.

Attracting high profile brands to the area, such as DB Schenker, Rolls-Royce, Panalpina and Bolloré Logistics with its unrivalled connectivity and access to the world.



EXCEPTIONAL SPACE

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



UNIT 2

GROUND FLOOR WAREHOUSE	61,004 SQ FT	5,668 SQ M
FIRST FLOOR OFFICES	7,154 SQ FT	665 SQ M
SECOND FLOOR OFFICES	7,116 SQ FT	661 SQ M
TOTAL	75,274 SQ FT	6,994 SQ M

All areas are approximate and measured on a Gross External basis.

SPECIFICATION

WAREHOUSE

- 12m clear height
- 50kN/m² floor loading and single leg load of 100kN/m²
- 5 dock level loading doors
- 2 level access doors
- 40m secure yard
- HGV parking

OFFICES

- Fully-fitted offices and reception area with comfort cooling/heating

ECO FEATURES

- 'Very Good' BREEAM rating and EPC rating 'A'

OTHER

- 59 car parking spaces
- 28 cycle spaces

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



IT'S TIME TO
EXCEL AT
SKYLINE

HERE
THERE
EVERYWHERE



NEW GRADE A LOGISTICS /
DISTRIBUTION / WAREHOUSE
UNIT OF 75,274 SQ FT,
WITH FIRST AND SECOND
FLOOR OFFICE SPACE



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



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



40M SECURE YARD



CLOSE PROXIMITY TO
THE CARGO TERMINAL



12M EAVES HEIGHT



BREEAM 'VERY GOOD'
AND EPC RATING 'A'

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 2015*.

Heathrow provides a crucial connection for business to emerging
regional markets and trade opportunities in Europe, Africa, 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 2015*, MAKING IT
ONE OF THE WORLD'S
BUSIEST AIRPORTS

* Information taken from www.heathrowairport.com





CONTROL POSTS



ROAD



SEAPORTS

	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

	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

	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

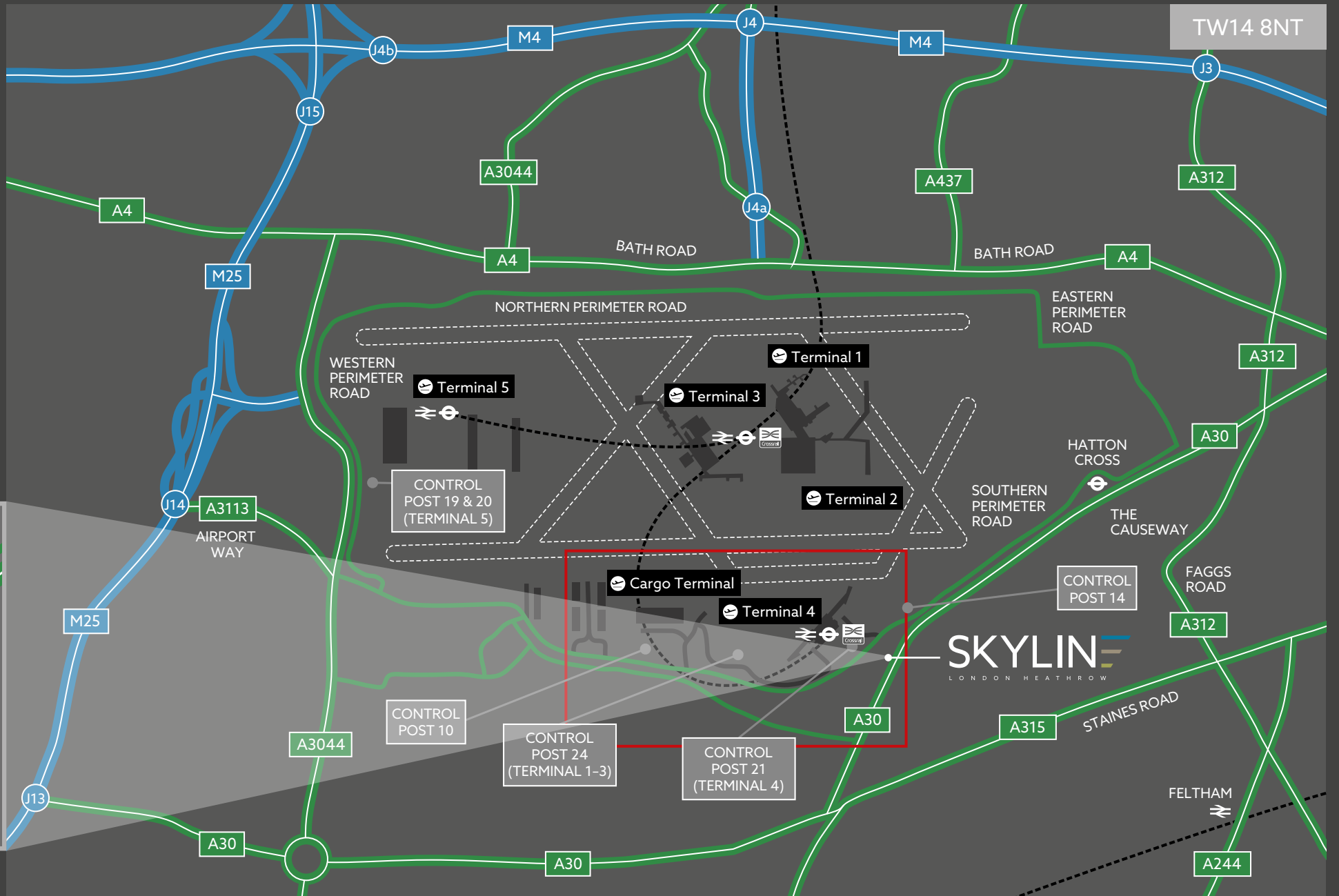
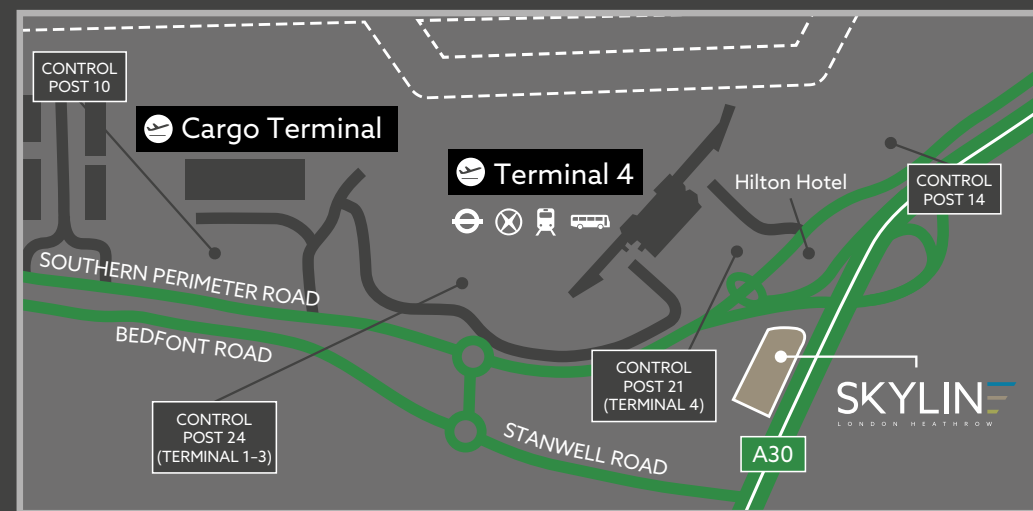
* Approximate figures, Source: Google Maps

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 reaches London Paddington in 26 minutes**.



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

SUSTAINABLE EFFICIENCY

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

- ✓ 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 UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages over six million square metres of space valued at £7.4 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.



SEGR^o.com/skyline



Richard Sullivan
rsullivan@savills.com

Bonnie Minshull
bminshull@savills.com



Frank De Souza
frank@desouza.co.uk

Simon Cressey
simonc@desouza.co.uk



Richard Harman
richard.harman@dtre.eu

Jake Huntley
jake.huntley@dtre.eu