

# nexusheathrow



## **North Feltham Trading Estate,**

A new warehouse/production development for North Feltham and Heathrow, TW14 0RT.

Units from 8,000 sq ft up to 62,000 sq ft

**Nexus Heathrow, a design and build opportunity for new warehouse/production units of up to 62,000 sq ft (5,760 sq m), subject to planning. Nexus Heathrow is a 2.35 acre (0.95 ha) site in an established business location with excellent access to London, Heathrow Airport, the M4, M3 and M25 motorways.**



### **Location**

**Nexus Heathrow** is a gateway site located on Central Way close to its junction with Faggs Road (A312). Hounslow, Feltham Town Centre and Heathrow Airport are approximately 1.5 miles away. **Nexus Heathrow** lies approximately 3 miles equidistant between the M4 (J3) and M3 (J1) motorways.

**Nexus Heathrow** is situated within an established warehouse/production location with occupiers in the area including LSG Sky Chefs, Wincanton, Federal Express, UPS, British Airways, Virgin and Geodis Wilson.

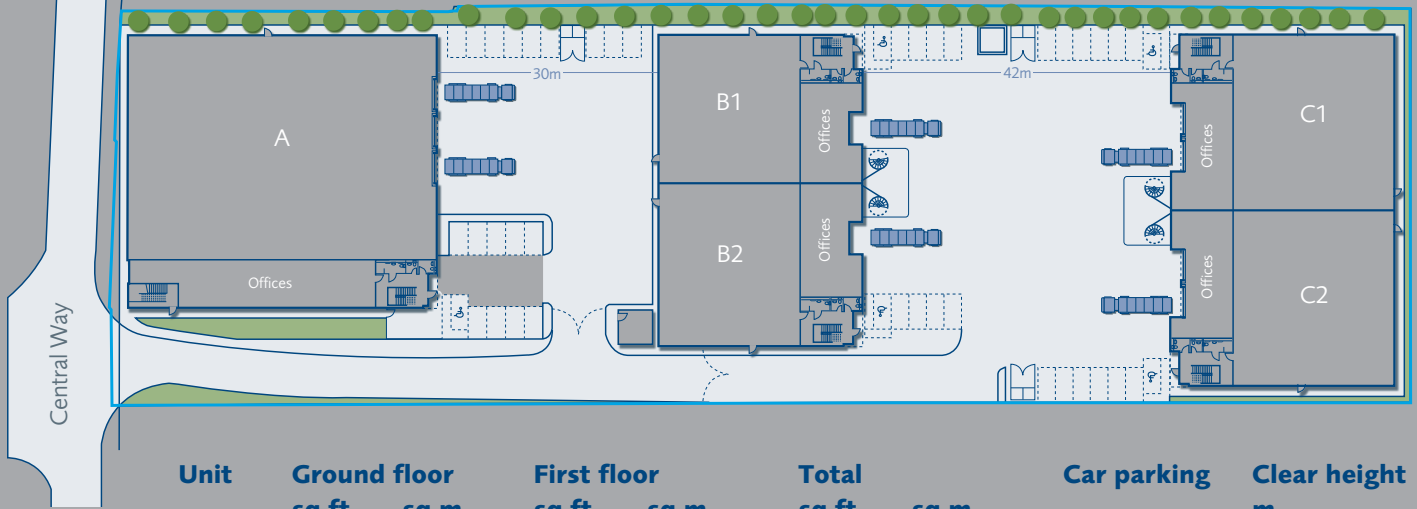
### **Description**

**Nexus Heathrow** provides two optional layout schemes where the units have been designed to meet the occupational requirements of modern day occupiers. Other design and build options can be developed to incorporate occupier requirements. All the schemes are subject to planning.

### **Key Features**

- Access to the Cargo Terminal, Heathrow Perimeter Road and Heathrow Passenger Terminals
- Rapid access to Feltham, Hounslow and Central London
- Easy access to the national motorway network via M3 (J1) and M4 (J3)
- Located on the North Feltham Trading Estate, an established business location for local and international companies
- Planning B1(c), B2 and B8 - warehouse and production uses free from operational restrictions
- Prominent headquarters facility (Unit A)
- Availability of skilled labour force
- A number of environmental initiatives are included in the standard specifications

**Option 1** - Indicative layout, all areas are approximate and gross external



| Unit | Ground floor |       | First floor |      | Total  |       | Car parking | Clear height m |
|------|--------------|-------|-------------|------|--------|-------|-------------|----------------|
|      | sq ft        | sq m  | sq ft       | sq m | sq ft  | sq m  |             |                |
| A    | 17,215       | 1,599 | 3,272       | 304  | 20,487 | 1,903 | 19          | 8.5            |
| B1   | 6,152        | 572   | 1,878       | 175  | 8,030  | 747   | 5           | 8.5            |
| B2   | 6,759        | 628   | 2,064       | 192  | 8,823  | 820   | 5           | 8.5            |
| C1   | 8,002        | 743   | 2,227       | 207  | 10,229 | 950   | 7           | 8.5            |
| C2   | 8,002        | 743   | 2,227       | 207  | 10,229 | 950   | 7           | 8.5            |

Units B1 and B2 can be combined to provide 16,853 sq ft (1,567 sq m)

Units C1 and C2 can be combined to provide 20,458 sq ft (1,900 sq m)

**External**

- Secure yards
- Ability to install gatehouses
- Dedicated car parking

**Warehouse**

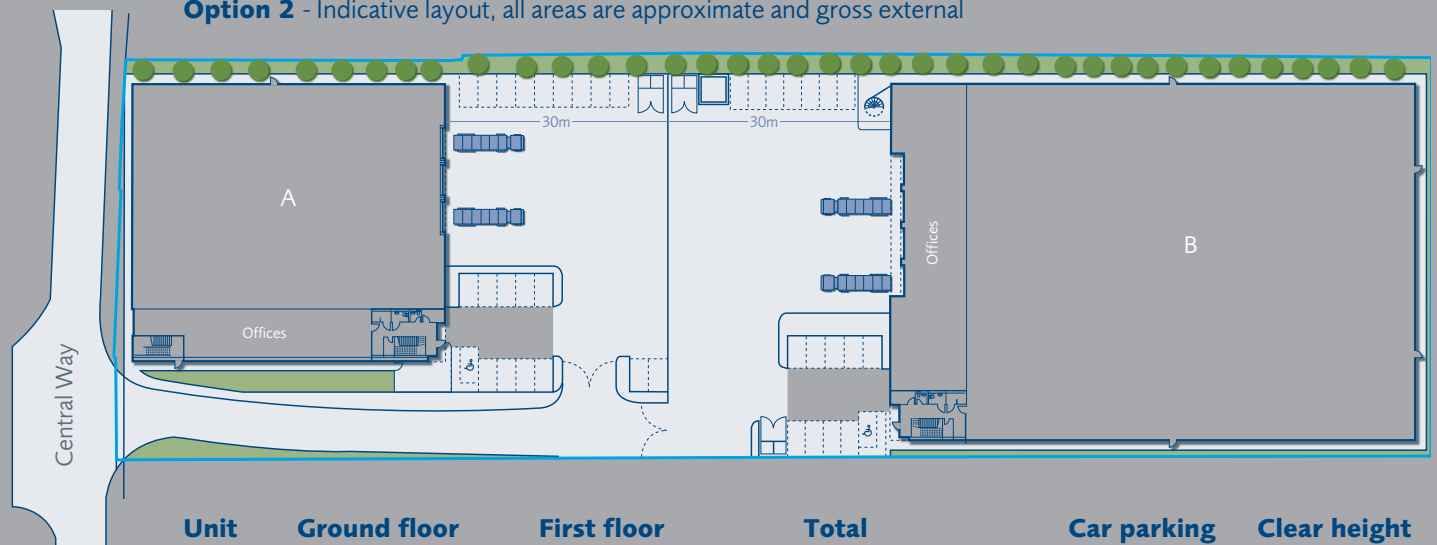
- 8.5 m clear height to all units
- 37.5 kN/m<sup>2</sup> floor loadings
- Full height level access loading doors
- 3 phase power supply

**Offices**

- 150mm raised access floors
- Comfort cooling
- Triple glazing
- Ground and first floor toilets
- LG7 lighting
- Passenger lift to Unit A
- Ability to provide lifts to all other units
- Ability to extend offices at ground floor to Unit A subject to planning



**Option 2** - Indicative layout, all areas are approximate and gross external



| Unit | Ground floor |       | First floor |      | Total  |       | Car parking | Clear height m |
|------|--------------|-------|-------------|------|--------|-------|-------------|----------------|
|      | sq ft        | sq m  | sq ft       | sq m | sq ft  | sq m  |             |                |
| A    | 17,215       | 1,599 | 3,272       | 304  | 20,487 | 1,903 | 19          | 8.5            |
| B    | 36,923       | 3,430 | 4,453       | 414  | 41,376 | 3,844 | 17          | 8.5            |

