

POLAR PARK

HEATHROW | UB7 0DA

FOR SALE / TO LET
41,203 SQ FT -
97,208 SQ FT
(3,828 SQ M -
9,031 SQ M)

WAREHOUSE /
PRODUCTION UNIT



UNIT TWO



[SEGR^o.com/heathrow](https://www.segro.com/heathrow)

SEGR^o
WHERE BUSINESS WORKS



POLAR PARK IS A DEDICATED WAREHOUSE / DISTRIBUTION OPPORTUNITY LOCATED IN CLOSE PROXIMITY TO HEATHROW'S NORTHERN PERIMETER ROAD AND HAS DIRECT ACCESS FROM THE A4 BATH ROAD.

Unit 2 comprises a detached warehouse building with ancillary offices within a self contained and secure site of approximately 4.5 acres. The unit can be subdivided. The warehouse has eight loading doors, and is divided into two sections of different heights (circa 8m and 10m to the eaves). The interior of the building is in good decorative order and the offices fitted out to a good specification.

- Located between Central London and the M25 motorway
- Polar Park is situated within a strong arterial road network to Central and Greater London, coupled with easy access to the principal M4, M25 and M3 motorways
- Polar Park is ideally located for businesses requiring immediate access to Heathrow Airport, Perimeter Roads, Passenger Terminals, the Cargo Terminal and the national motorway network
- The area is served by a network of major roads and motorways making it one of the most accessible business locations in the UK
- Heathrow also benefits from unrivalled rail, underground and air links
- 0.2 mile to Northern Perimeter Road
- Within Heathrow's vibrant business community
- In close proximity to hotels and conference facilities
- Gatehouse with on-site 24-hour security with CCTV
- B1(c), B2 & B8 accommodation with 24-hour usage
- Availability of skilled labour force in the local area
- Built to environmentally sustainable standards
- An Energy Performance Certificate (EPC) is available

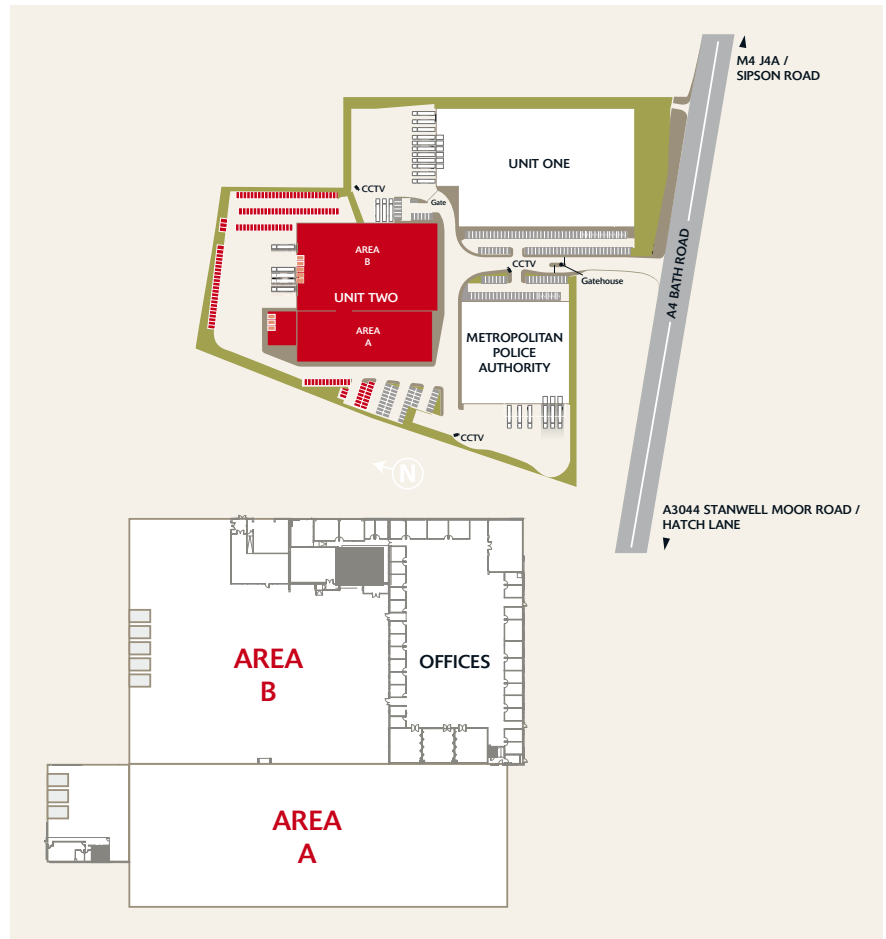
SPECIFICATION

- Security gatehouse with barrier
- Eaves heights; Area A-10m and Area B-8m
- 5 dock levellers
- 3 level access roller shutter doors
- Reception area
- Raised floors
- Suspended ceiling
- Ground floor offices
- 130 car parking spaces

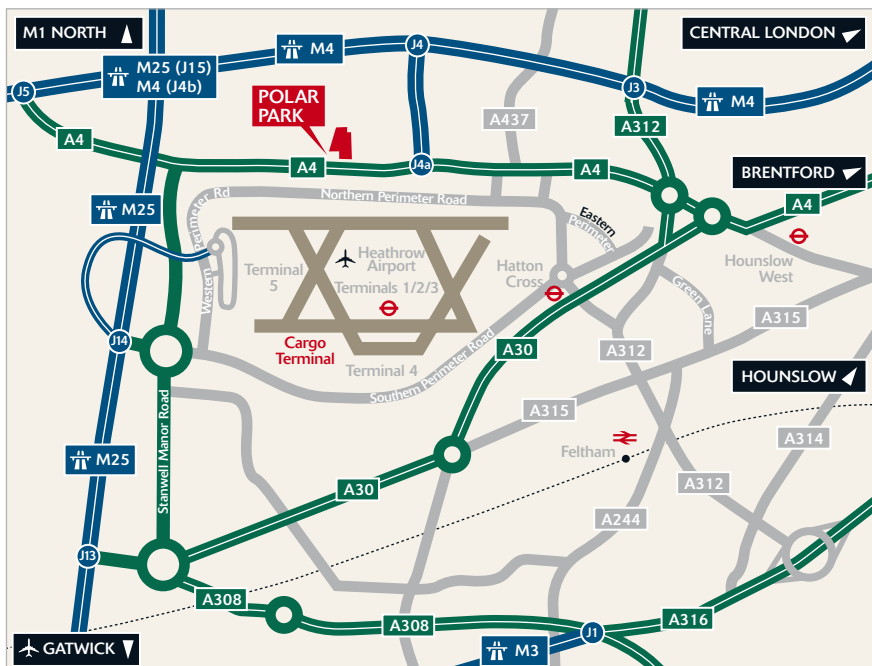
AREA A		
WAREHOUSE	41,203 sq ft	3,828 sq m
AREA B		
WAREHOUSE	29,817 sq ft	2,770 sq m
OFFICE	26,188 sq ft	2,433 sq m
TOTAL	97,208 sq ft	9,031 sq m

(All areas are approximate and measured on a Gross External basis)

The site in area is 4.5 acres.



SAT NAV: UB7 0DA



UNIT TWO POLAR PARK

DRIVING DISTANCES

LOCATION	MILES	MINS
M4 (J4a)	0.7	4
M4 (J4)	1.6	5
Heathrow Terminals 1, 2 & 3	1.7	6
Heathrow Terminal 5	2.6	10
M25 (J15)	3.5	8
M25 (J14)	3.5	10
Heathrow Cargo Terminal	4	10
Heathrow Terminal 4	5	12
Central London	17.2	36

Source: Google maps

ABOUT SEGRO

Operating in eight countries, SEGRO is Europe's leading provider of flexible business space, with a property portfolio of over 5 million sq m that includes offices, light industrial, logistics, warehouses and datacentres.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.

For more information please contact the joint agents:



Bonnie Minshull
bminshull@savills.com

Dominic Whitfield
dwhitfield@savills.com



David O'Donovan
dodonovan@dohertybaines.com

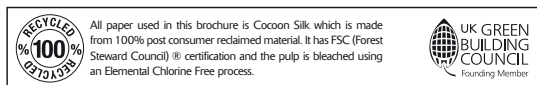
Paul Londra
plondra@dohertybaines.com



Frank De Souza
frank@desouza.co.uk

Simon Cressey
simonc@desouza.co.uk

www.SEGRO.com/heathrow



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.cascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 07/11