

LAST MILE POYLE 80

PLANNING GRANTED
READY TO OCCUPY Q3 | 2024

WEST LONDON'S LATEST
LAST MILE LOGISTICS SITE
78,921 SQ FT SPECULATIVE UNIT

HEATHROW | POYLE | SL3 0BB

PANATTONI POYLE

80

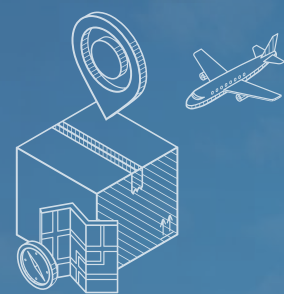
LAST MILE



READY FOR TAKE-OFF?

Poyle 80 represents a rare ultra-urban last-mile opportunity providing immediate access to the UK's largest Cargo Terminal at Heathrow Airport. Heathrow Airport services 1,300 flights daily and processes 1.7m metric tonnes of Cargo volume.

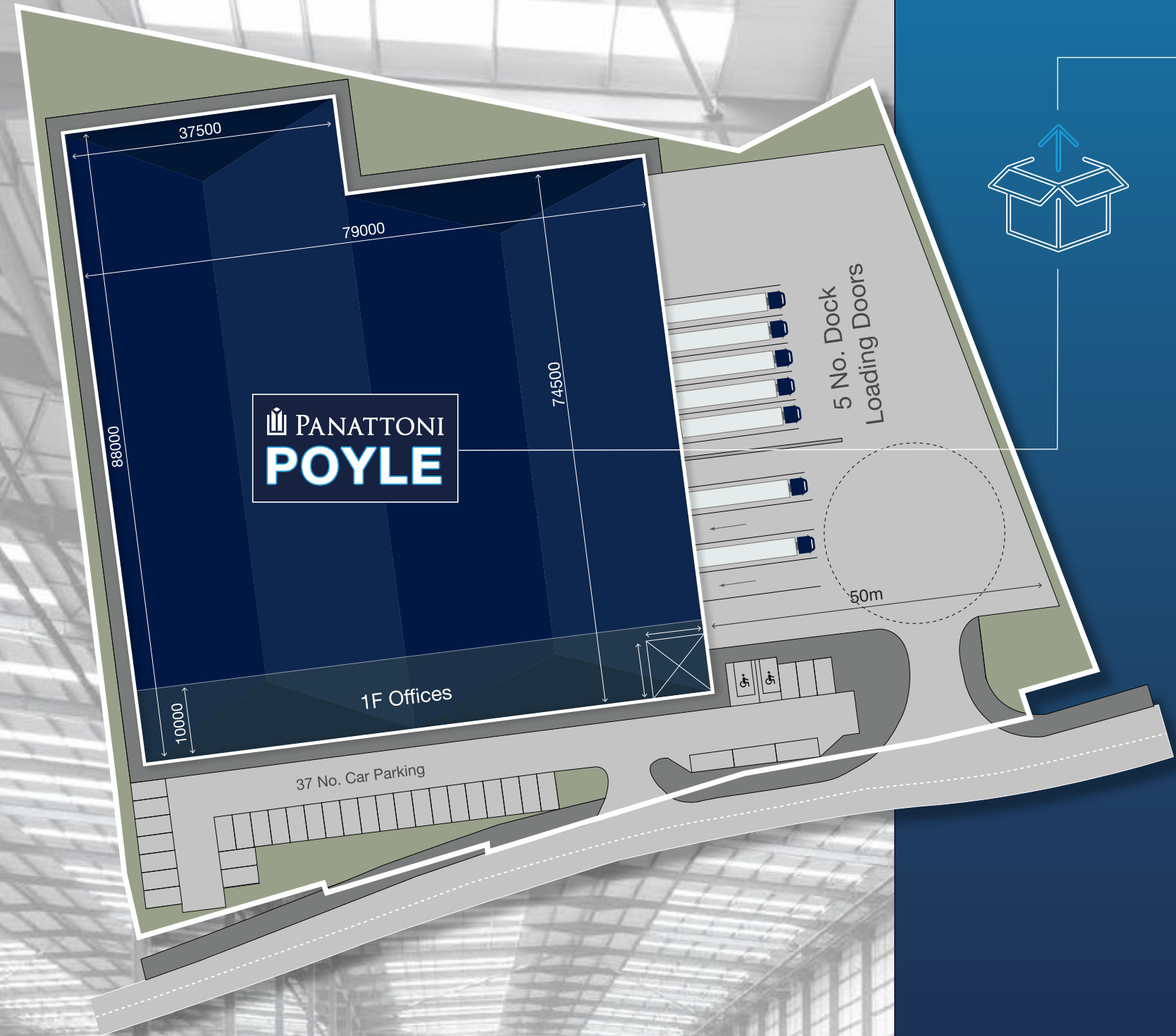
Poyle 80 places worldwide logistics at your fingertips in this brand new, state-of-the-art, highly specified, prime asset delivered to Panattoni's exacting standards and best-in-class build quality. Future proofing your network requirements against the challenges of tomorrow.



LAST MILE



ULTRA-MODERN FUTURE-PROOFED SPECIFICATION



 12.5 m CLEAR INTERNAL HEIGHT	 5 DOCK LOADING DOORS	 2 LEVEL ACCESS DOORS	 50m SECURE CONTAINED SERVICE YARD
 37 CAR PARKING SPACES	 Offices HIGH QUALITY GRADE A	 24/7 UNRESTRICTED USE	 500kVA POWER SUPPLY <small>POTENTIAL TO INCREASE</small>



Poyle 80 is at the forefront of sustainability and exceeding expectation. The development is targeting net zero carbon. To achieve net zero carbon, Poyle 80 will include:

 Excellent TARGETING BREEAM RATING OF 'EXCELLENT'	 A EPC RATING OF 'A'	 Net Zero NET ZERO CARBON DEVELOPMENT
 PV FULL ROOF PV ENABLED	 20% EV PARKING SPACES	

ACCOMMODATION	SQ M	SQ FT
WAREHOUSE INC. UNDERCROFT	6,401	68,900
GROUND FLOOR CORE	125	1,345
FIRST FLOOR	806	8,676
TOTAL (GEA)	7,332	78,921

LONDON CENTRIC GLOBAL REACH

One of very few opportunities capable of this national reach, Panattoni Poyle 80 directly addresses 60% of the UK population within a single 4.5 hour HGV journey.

Poyle is one of Greater London's most established logistics locations owing to its direct access to the M25 Motorway (J14) and close proximity to **Heathrow** Airport's passenger and cargo terminals and east last-mile connectivity with Europe's largest consumer market; London.

✈ Heathrow by numbers:



Cargo Volume

1.70 million metric tonnes



Revenue

£2.97 million



Daily number of flights (Average)

1,300

Poyle 80 occupies an enviable location with prominence to Horton Road within 0.5km of J14/M25. The M25 is London's principle orbital highway bringing the nations capital to your doorstep. The M4 (J4B) and M3 (J2) motorways are situated within a short drive-time with both offering additional arterial highways connections and unrivalled connectivity to all areas of Central and Greater London, as well as the wider South West.

The M3 and M4 Motorway's offer last mile occupiers two alternative and rapid routes into some of the most affluent areas of West London.

Poyle 80 is superbly situated to serve as a central distribution hub for business with global ambition, and is in a prime position to facilitate same day e-commerce and e-fulfillment operations.

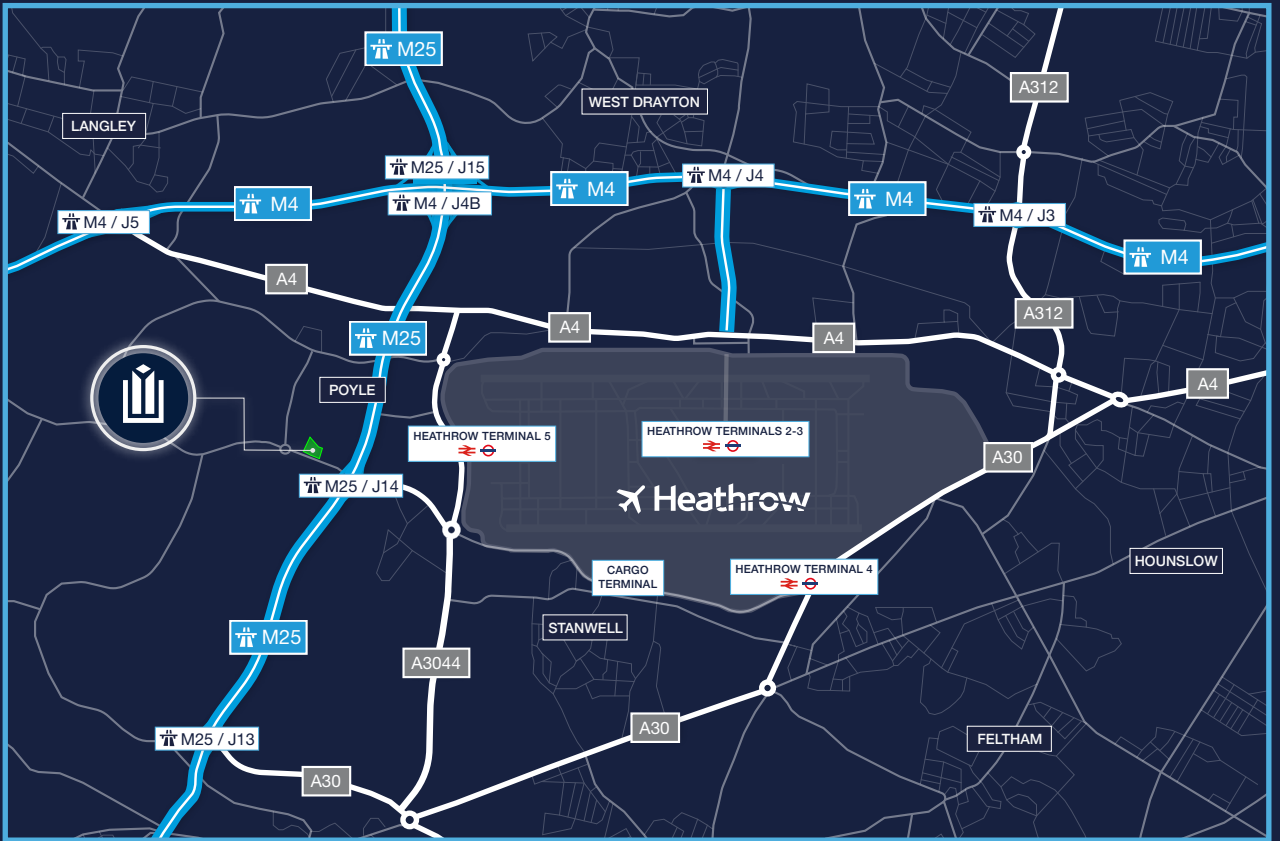
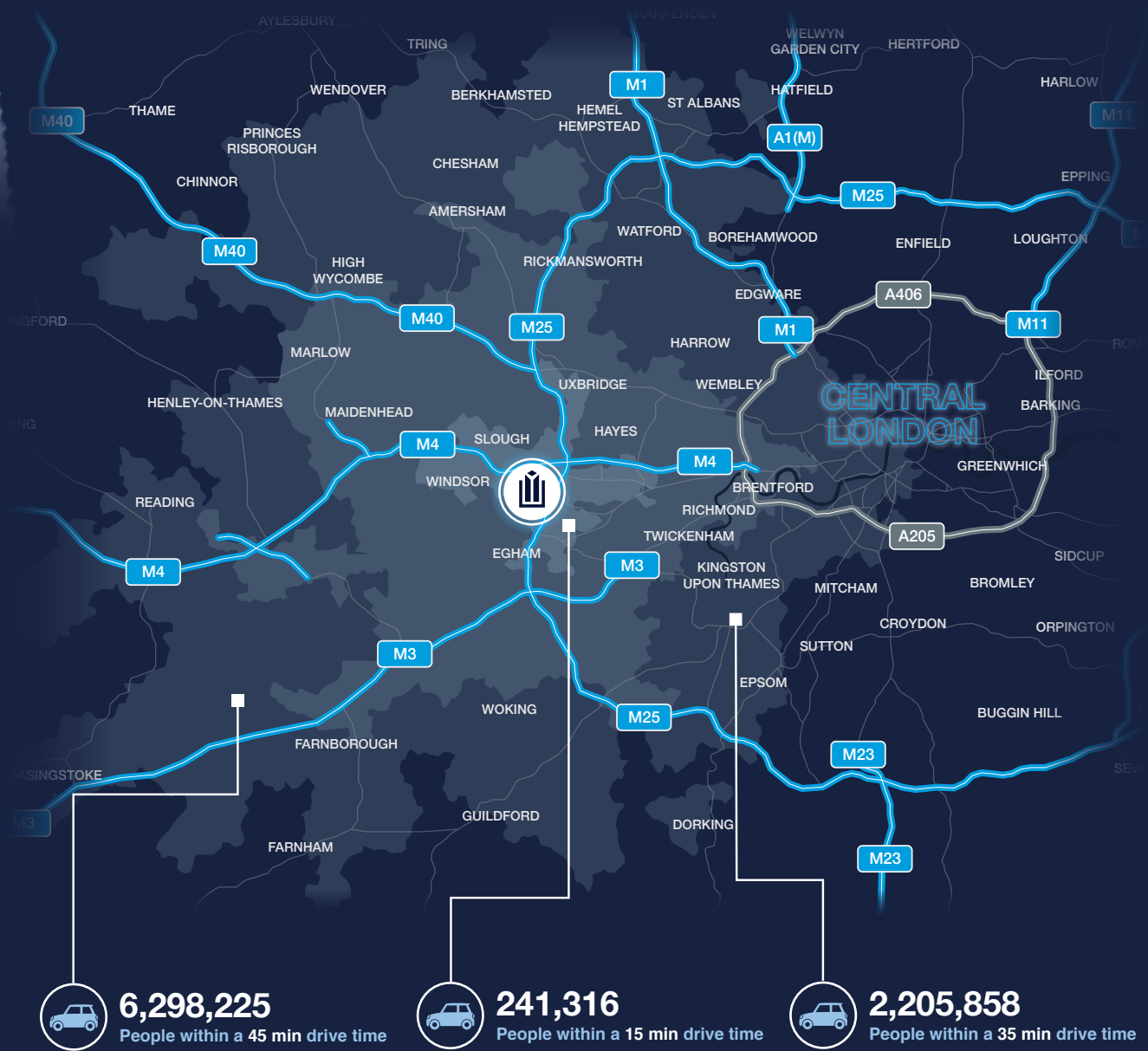


	DISTANCE	JOURNEY
M25 / J14	500 metres	1 min
M4 / J4B	2 miles	5 mins
Heathrow Terminal 5	2 miles	5 mins
Heathrow Cargo Terminal	2 miles	5 mins
M3 / J2	5.6 miles	8 mins
Slough	7 miles	10 mins
M40 / J1A	7.4 miles	10 mins
M1 / J6	22 miles	25 mins
Central London	15 mins	30 mins



	JOURNEY
London Paddington	21 mins (Heathrow Express)
Acton Town	28 mins (Piccadilly Line)
Farringdon	36 mins (Elizabeth Line)
Hammersmith	36 mins (Piccadilly Line)
Piccadilly Circus	53 mins (Piccadilly Line)

ACCESS TO MARKETS





HEATHROW | POYLE | SL2 0BB

LAST MILE POYLE 80

PANATTONI

Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the-art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 7 consecutive years.

DTRE

RICHARD HARMAN

M: +44 (0)7776 200 143

E: Richard.Harman@dtre.com

CHARLIE WING

M: + 44 (0)7483 068 030

E: Charlie.Wing@dtre.com



JAMES ATTFIELD

M: +44 (0)7951 091 649

E: James.Attfield@acrellp.com

HARRY BENSON

M: +44 (0)7949 379 727

E: Harry.Benson@acrellp