



To Let

West London's Latest
Last Mile Logistics Site

79,216 SQ FT | Available Now

Sky's the Limit

*Elevate Your Logistics at
Poyle 80, Just a Runway Away
from Heathrow's 1,300 Daily Flights*

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.



Excellent

BREEAM Rating of 'Excellent'



EPC Rating

A-8



Net Zero

Net Zero Carbon Development



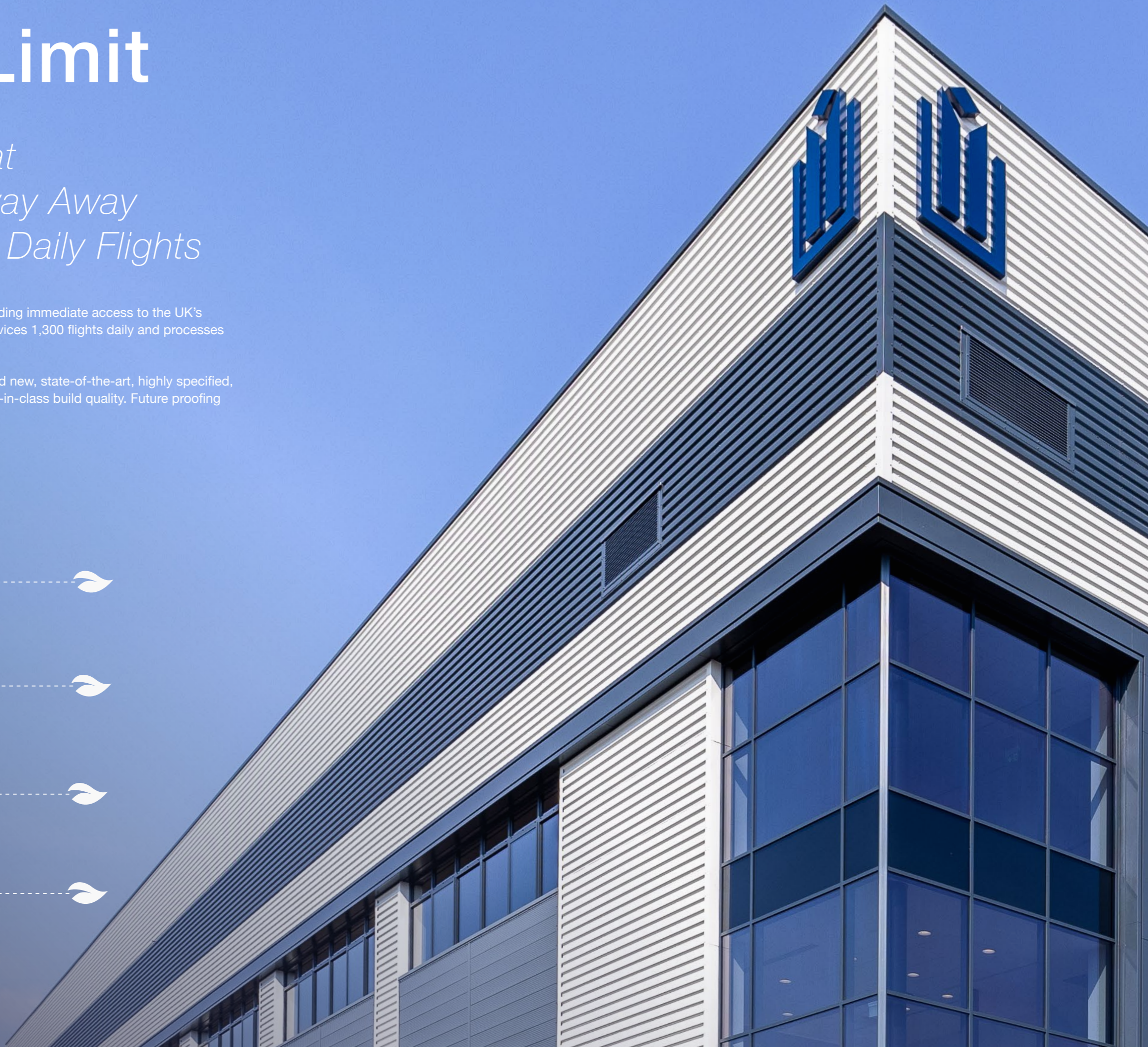
Car EV Charging Points

20%



PV

Full Roof PV Enabled



PANATTONI POYLE 80 AVAILABLE NOW



STOCKLEY PARK

HAYES

30 MINUTES
CENTRAL LONDON

FELTHAM

HEATHROW TERMINALS 1, 2 & 3

HEATHROW TERMINAL 4

HEATHROW CARGO TERMINAL

5 MINUTES
M4/J4B

M25

M25

M25 / J14

5 MINUTES
CARGO TERMINAL

SIG

ups

aramex
delivery unlimited

Davies Turner

swissport

DHL

8 MINUTES
M3/J2

OCS

dnata

Soar to New Heights at Poyle 80

241,316
 People within a 15 min drive time

2,205,858
 People within a 35 min drive time

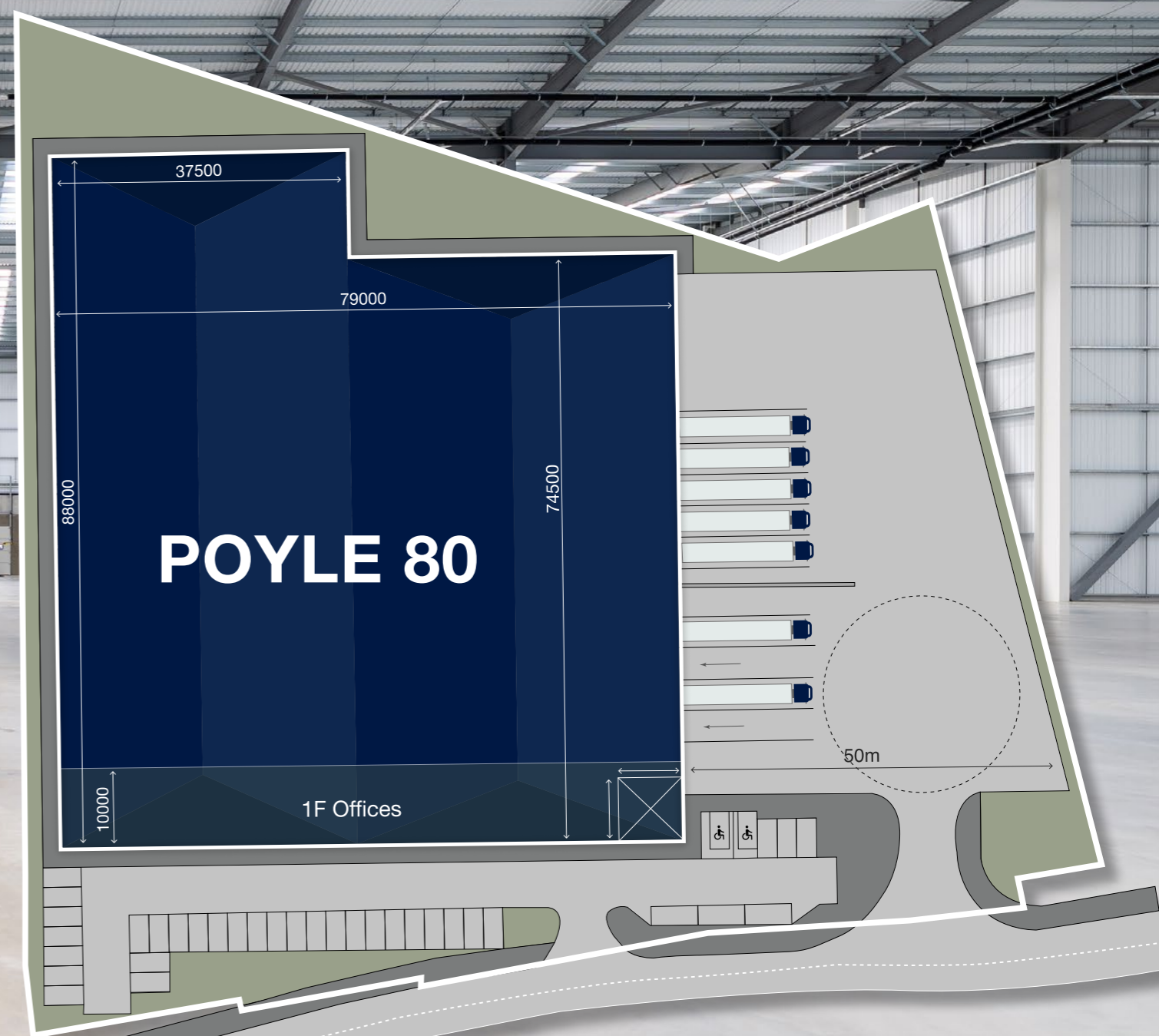
6,298,225
 People within a 45 min drive time

Key Drive Times

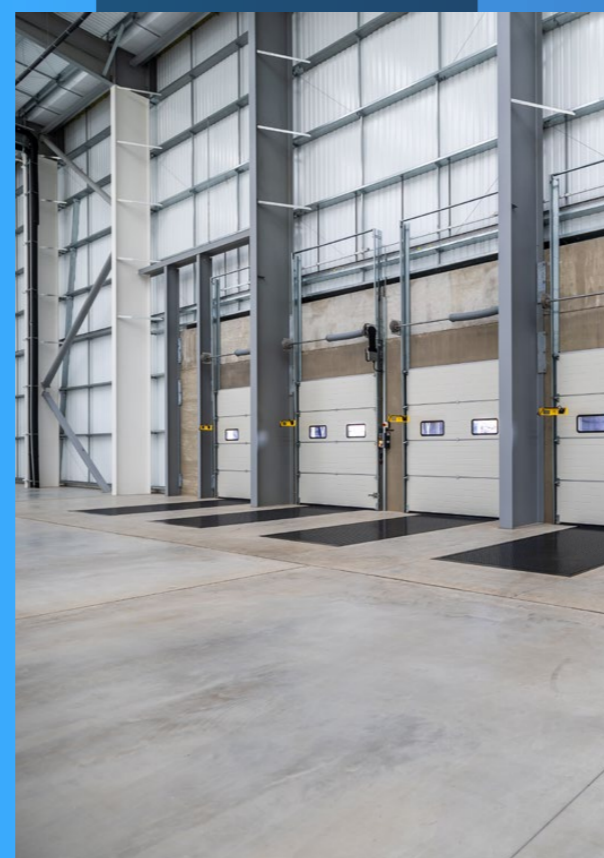
| | | | | | | | | | | |
|--|---|--------------------------------------|---|---|---------------------------------------|-------------------------------------|--|---------------------------------------|--|--|
| | M25 / J14 500 metres 1 min | M4 / J4B 2 miles 5 mins | Heathrow Terminal 5 2 miles 5 mins | 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 22 miles 30 mins | |
|--|---|--------------------------------------|---|---|---------------------------------------|-------------------------------------|--|---------------------------------------|--|--|

Ultra-Modern Specification

| Accommodation | SQ M | SQ FT |
|---------------------------|--------------|---------------|
| Warehouse Inc. Undercroft | 6,404 | 68,928 |
| Ground Floor Office | 133.3 | 1,435 |
| First Floor Office | 822.5 | 8,853 |
| Total (GEA) | 7,359 | 79,216 |



- 12.5m**
Minimum 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
- 800kVA**
Power Supply



Elevating Logistics

One of the few opportunities capable of such international reach, Poyle 80 is located just 2 miles from Heathrow's cargo terminal, which connects to a network of over 234 destinations worldwide as of July 2024.

Poyle is one of Greater London's most established logistics hubs, thanks to its direct access to the M25 Motorway (J14) and close proximity to Heathrow Airport's passenger and cargo terminals, as well as its strategic last-mile connectivity to Europe's largest consumer market: London.

Heathrow in Numbers



Over £198.5bn Worth of Goods
travelled through Heathrow in 2023



1.43m Tonnes of Cargo
flew through Heathrow in 2023



Daily Number of Flights
1,300 (average)



Access to Markets

One of the few opportunities with such extensive national reach, Poyle 80 directly serves 60% of the UK population within a single 4.5-hour HGV journey.

Strategically located just 0.5km from J14 of the M25, Poyle 80 benefits from its prominent position on Horton Road. The M25, London's principal orbital highway, places the nation's capital at your doorstep. Additionally, the M4 (J4B) and M3 (J2) motorways are a short drive away, providing key arterial connections and seamless access to Central and Greater London, as well as the wider South West region.

The M3 and M4 motorways offer last-mile operators two fast, alternative routes into some of the most affluent areas of West London.

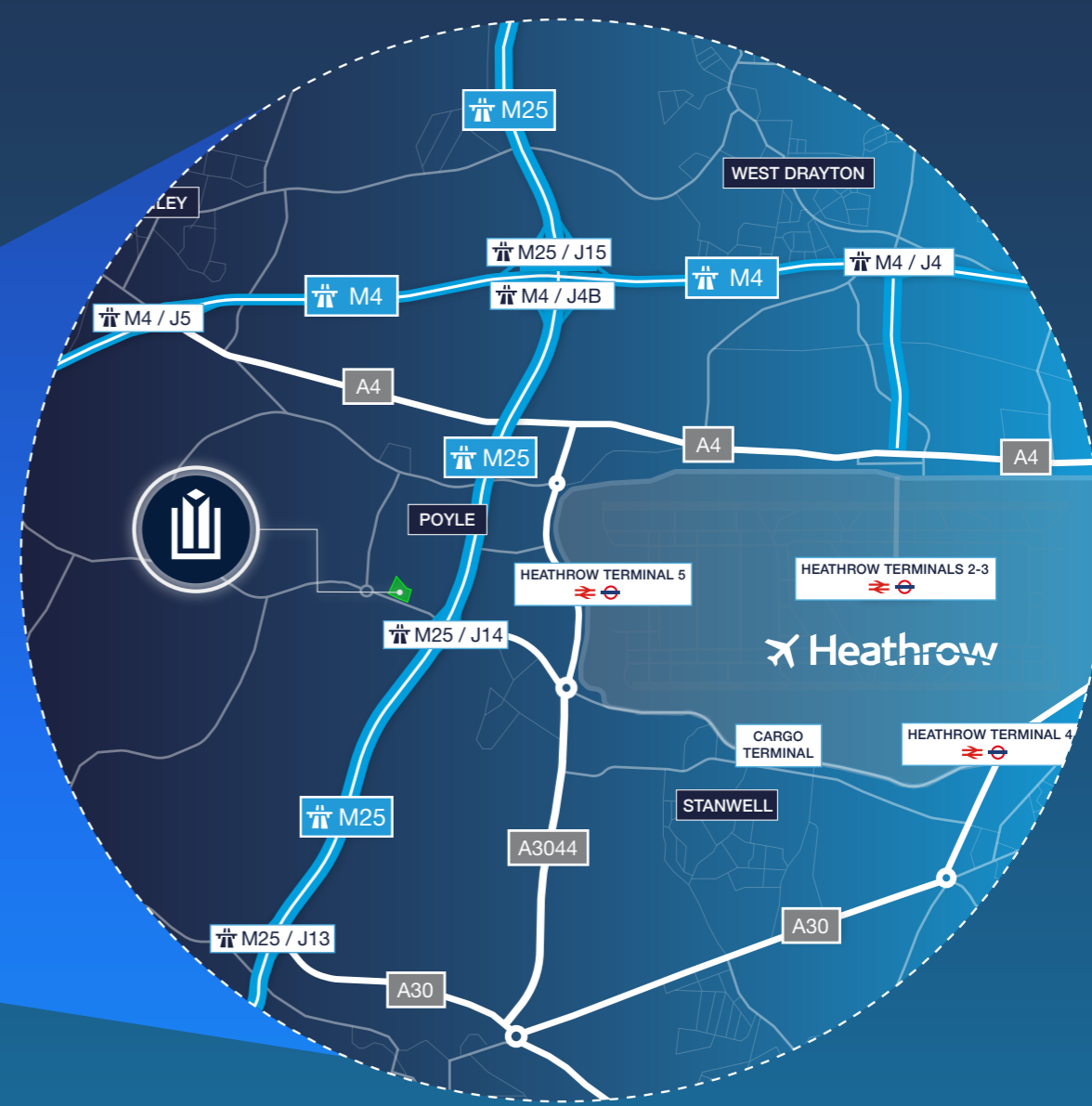
With its prime location, Poyle 80 is superbly positioned as a central distribution hub for businesses with global aspirations, enabling same-day e-commerce and e-fulfillment operations.



| | 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 miles | 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) |



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People within a 35 min drive time

6,298,225
People within a 45 min drive time



POYLE 80



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 8 consecutive years.

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