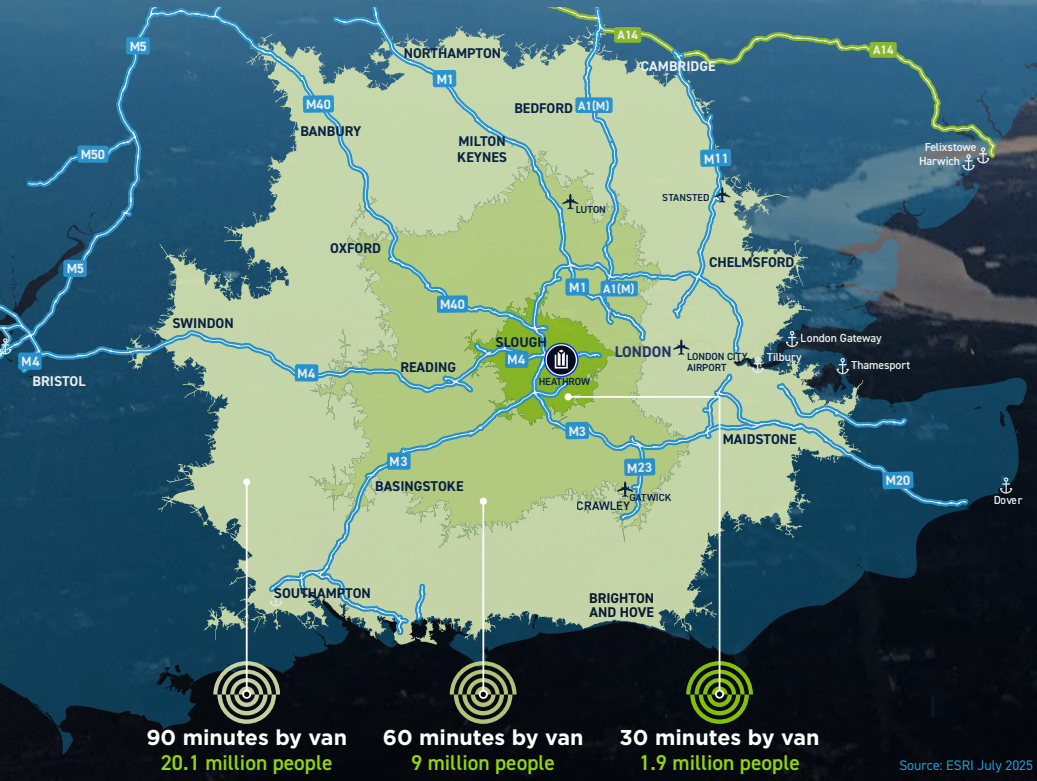

PANATTONI
PANATTONI PARK
HEATHROW 1.0
PLUGGED INTO LONDON.
CONNECTED TO THE WORLD.
Up to 260,000 sq ft \ Available to pre-let now
Falcon Way \ Central Way \ Feltham \ TW14 0UQ
what3words /// agent.game.exist
PANATTONI.CO.UK/HEATHROW


PANATTONI PARK
HEATHROW 1.0
Hardwire into international markets via the capital's leading logistics location.
Grade-A flexible build to suit options of up to 260,000 sq ft are available at this prime 10.36 acre site. Located just 2.5 miles from the Heathrow Cargo Terminal, the site offers rapid access to air freight services, along with excellent connectivity to the M25 (J14) and M4 (J4).
Central London
16 miles
Heathrow Cargo
2.5 miles
M25
5 miles
Ideally suited for airside servicing, freight consolidation, or last-mile logistics operations, this prime opportunity delivers outstanding potential for a wide range of logistics uses.
M25 - 16 mins
CARGO TERMINAL
Heathrow
Making every journey better
M4 J3 - 8 mins
HATTON CROSS UNDERGROUND AND BUS TERMINAL
A315

PANATTONI PARK
HEATHROW1.0

Switched on to consumers and industrial supply chains.

Panattoni Park Heathrow provides unrivalled access to London, the South East and international markets.



90 minutes by van
20.1 million people

60 minutes by van
9 million people

30 minutes by van
1.9 million people

Source: ESRI July 2025

UK #1
air cargo airport

277
destinations served globally

1.5 million
tonnes of cargo handled in 2024

10%
increase in cargo volume 2023 to 2024

Source: Civil Aviation Authority July 2025

HGV drive distances.

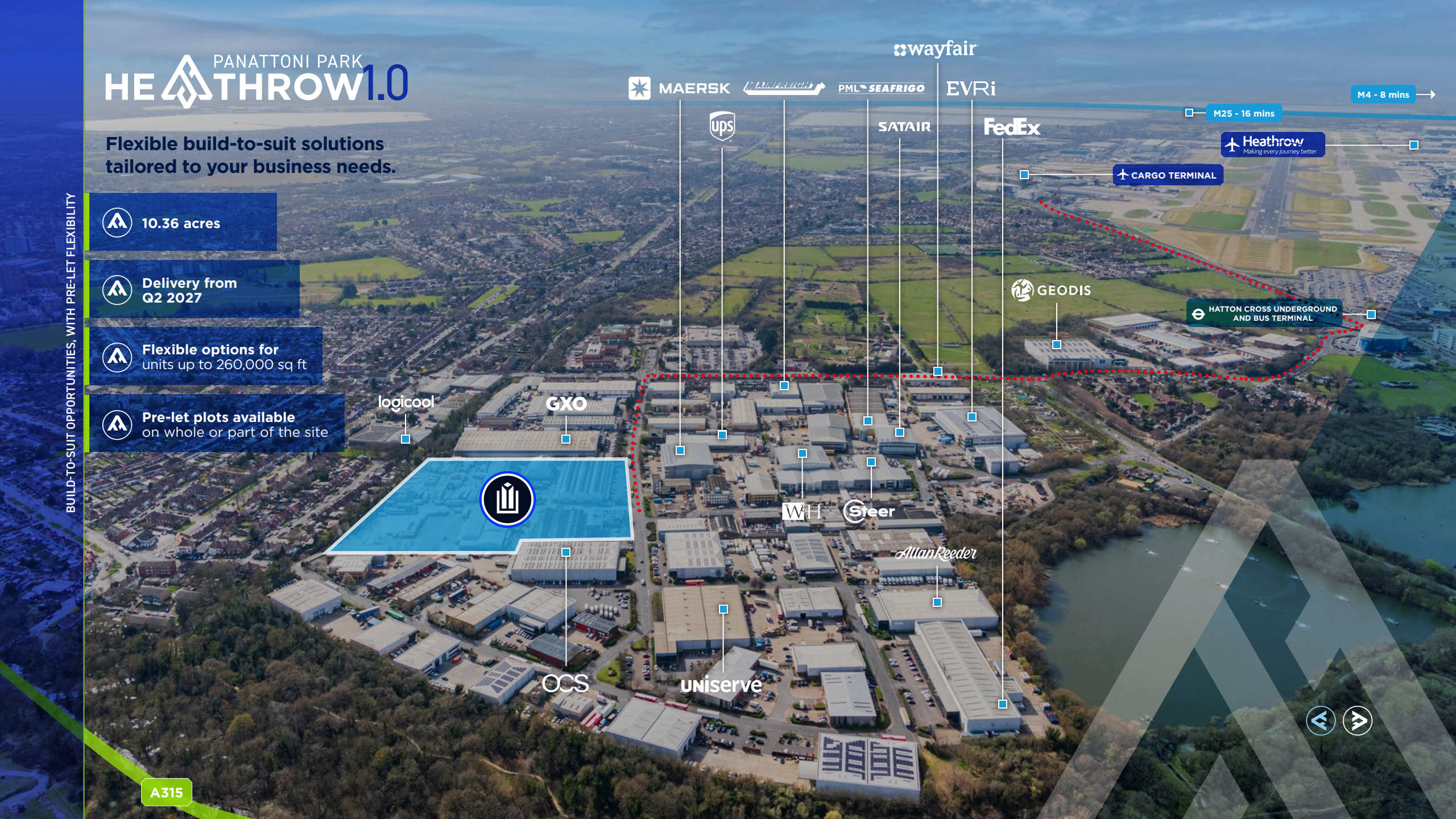
Road	Miles	Mins
M4 / J3	2.5	8
M25 / J14	5	16
M3 / J2	6	14
Slough	7.5	15
M40 / J1A	12	20
Park Royal	13	25
M1 / J6	25	36
Watford	25	37
Reading	30	43
Central London	16	59

Source: Road Lords July 2025

Airport	Miles	Hrs/ Mins
Heathrow Terminal 5	2	5
Heathrow Cargo Terminal	2.5	7
Gatwick	42	59
London City	37	1hr 28
Stansted	67	1hr 30

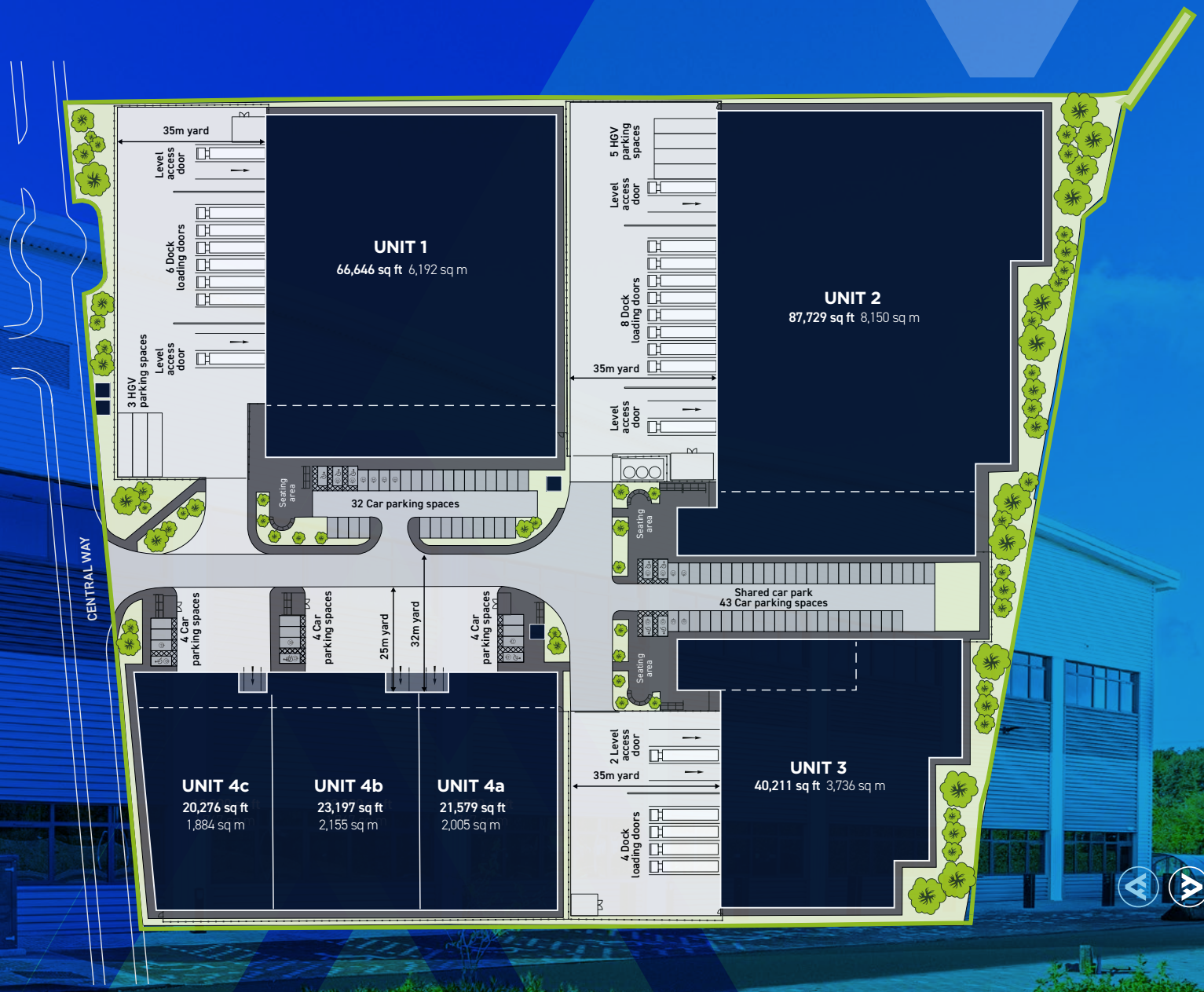
Seaports	Miles	Hrs/ Mins
Southampton	69	1hr 26
Tilbury	73	1 hr 36
Thamesport	78	1 hr 45
London Gateway	74	2hrs
Dover	104	2hrs 19

Railport	Miles	Mins
Willesden Euroterminal	12	38


PANATTONI PARK
HEATHROW 1.0
Flexible build-to-suit solutions tailored to your business needs.
10.36 acres
Delivery from Q2 2027
Flexible options for units up to 260,000 sq ft
Pre-let plots available on whole or part of the site
BUILD-TO-SUIT OPPORTUNITIES, WITH PRE-LET FLEXIBILITY
wayfair
MAERSK
PML SEAFRIGO
EVRi
ups
SATAIR
FedEx
M4 - 8 mins
M25 - 16 mins
Heathrow
Making every journey better
CARGO TERMINAL
GEODIS
HATTON CROSS UNDERGROUND AND BUS TERMINAL
logicool
GXO
WH
Steer
Allan Reeder
OCS
UNIServe
A315

BUILD-TO-SUIT OPPORTUNITIES, WITH PRE-LET FLEXIBILITY

6 unit option
259,639 sq ft



BREEAM®
★ ★ ★ ★
Targeting BREEAM 'Excellent'

A+ Targeting EPC Rating 'A+' offices

A Targeting EPC Rating 'A' warehouse

BUILD-TO-SUIT OPPORTUNITIES, WITH PRE-LET FLEXIBILITY

Single unit option
of 229,300 sq ft



3 unit option
from 46,600 - 120,000 sq ft



BREEAM ★★★★ Targeting BREEAM 'Excellent'

A+ Targeting EPC Rating 'A+' offices

A Targeting EPC Rating 'A' warehouse

BUILD-TO-SUIT OPPORTUNITIES, WITH PRE-LET FLEXIBILITY

PANATTONI

Designed for efficiency.
Built for tomorrow.

- High-performance building fabric with superior insulation and airtightness
- 15% rooflights boost daylight and reduce lighting costs
- Roof-mounted solar photovoltaic (PV) system
- Rainwater harvesting
- Water saving taps and WCs
- Water leak detection
- Electric vehicle charging points in the car park
- Cycle parking spaces
- Sub-metering of energy consumption



BREEAM® ★★★★ Targeting BREEAM 'Excellent'

A+ Targeting EPC Rating 'A+' offices

A Targeting EPC Rating 'A' warehouse

A world class destination.

#1
London is the UK's wealthiest region
Statista 2023

#2
The South East is the UK's second wealthiest region
Statista 2023

5.9 million
unique addresses within 60 minutes by van
Royal Mail

41%
greater spending power within 60 minutes than UK average
ESRI July 2025

Heathrow Airport.

130,000 - 140,000
metric tonnes transits through Heathrow

#1
Heathrow is the UK's busiest airport

#5
Heathrow Airport is ranked 5th busiest airport in the world

#2
after Dubai for international connections.



A world class logistics workforce.

697,800
economically active population in the Heathrow region*
Nomis 2023

16,800
people want a job in Hillingdon, Windsor & Maidenhead
Nomis Dec 2024

37,750
Manufacturing workers in the Heathrow region*
Nomis 2023

96,250
Transportation and storage workers in the Heathrow region*
Nomis 2023

Gross Weekly pay by place of work

London **£853.40**

GB **£729.80**

*Hillingdon, Slough, Windsor & Maidenhead, Spelthorne, Hounslow, and Ealing

PANATTONI

The world's largest privately owned industrial real estate developer.

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video: www.panattoni.co.uk/economy

70 offices worldwide

2,500 international customers

270 million+ sq ft developed across Europe & Asia

28 million sq ft currently under construction

All enquiries:

JLL

Sarah Downes
sarah.downes@jll.com
+44 7856 003 033

Melinda Cross
melinda.cross@jll.com
+44 7748 267 748

COGENT

Will Norman
wn@cogentre.co.uk
+44 7796 774 436

Marco Baio
mb@cogentre.co.uk
+44 7752 473 964

DTRE

Richard Harman
richard.harman@dtre.com
+44 7776 200 143

Hugh Stanton
hugh.stanton@dtre.com
+44 7730 357 434

Robert Cohu
robert.cohu@dtre.com
+44 7860 659 043

PANATTONI PARK
HEATHROW 1.0



Falcon Way \ Central Way
Feltham \ TW14 0UQ

what3words /// agent.game.exist

PANATTONI.CO.UK/HEATHROW

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. reachmarketing.co.uk 40319 11/26