



PANATTONI PARK HEATHROW 1.0

PLUGGED INTO LONDON.
CONNECTED TO THE WORLD.

Up to 250,000 sq ft \ Available to pre-let now

Falcon Way \ Central Way \ Feltham \ TW14 0UQ
what3words /// agent.game.exist

[PANATTONI.CO.UK/HEATHROW](https://panattoni.co.uk/heathrow)



HEATHROW 1.0

PANATTONI PARK

Hardwire into international markets via the capital's leading logistics location.

Grade-A flexible build to suit options of up to 250,000 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

HATTON CROSS UNDERGROUND
AND BUS TERMINAL

M4 J3 - 8 mins

A315





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



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

Source: Road Lords July 2025



HEATHROW 1.0

PANATTONI PARK

Flexible build-to-suit solutions
tailored to your business needs.



10.36 acres



Delivery from
Q2 2027



Flexible options for
units up to 250,000 sq ft



Pre-let plots available
on whole or part of the site

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

logicool

GXO

MAERSK



WILHELM REICH

PML SEAFRIGO

SATAIR

wayfair

EVRI

FedEx

GEODIS

M25 - 16 mins

Heathrow
Making every journey better

CARGO TERMINAL

HATTON CROSS UNDERGROUND
AND BUS TERMINAL

M4 - 8 mins



WH

Steer

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OCS

uniserve

A315



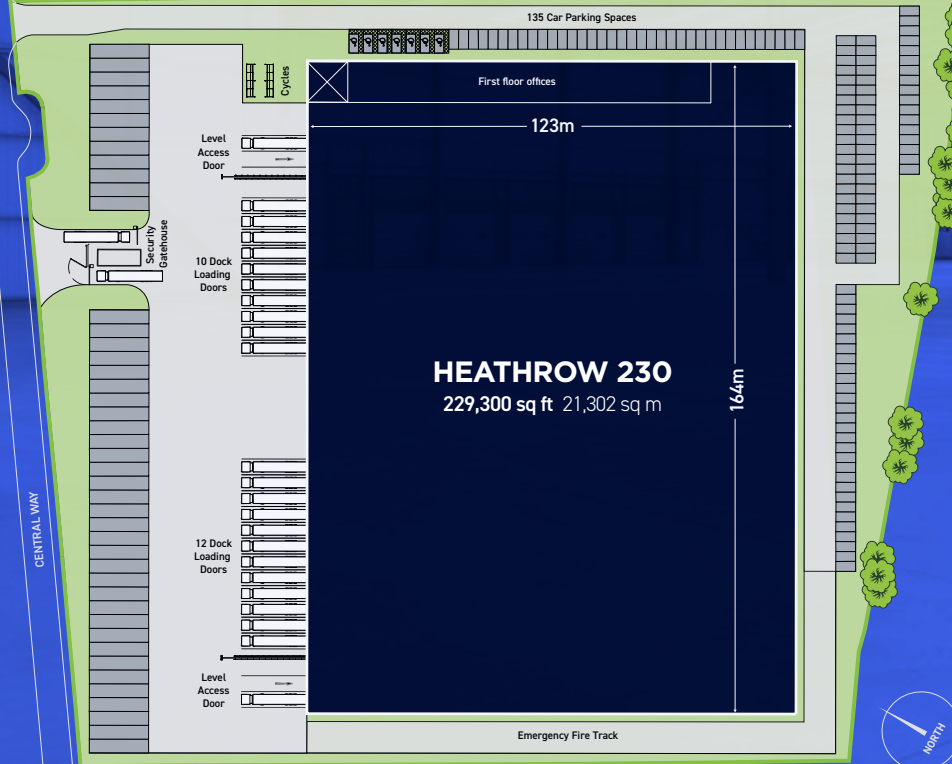
6 unit option 241,000 sq ft

★★★★★
BREEAM® Targeting
BREEAM 'Excellent'

- A+** Targeting EPC Rating 'A+' offices
- A** Targeting EPC Rating 'A' warehouse



Single unit option of 229,300 sq ft



3 unit option from 45,000 - 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





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



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





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

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