

# AIR

4 EXCEPTIONAL LOGISTICS UNITS BOASTING  
**AIR** TIGHT SPACES

CAMPUS / HQ / LAKESIDE OPPORTUNITY

**22,874 - 53,595 SQ FT - PC JAN 2026**

DEVELOPED BY



**WRENBRIDGE**



**FIERA**  
REAL ESTATE





Welcome to our premier commercial warehouse scheme strategically situated in close proximity to Heathrow Airport, one of the world's busiest international airports. Our four-unit warehouse complex offers a combined space of 154,379 square feet, providing an unparalleled opportunity for businesses to thrive.



# Unlock Global Opportunities: ‘Air’ Offers Key Access to International Markets.



# AIR TIGHT SPECS.



M25 J13

3.6 MILES 5 MINS

ENTRANCE



A30 / STAINES ROAD

UNIT 1  
PRE-LET TO AIT

OFFICE

UNIT 4

UNIT 3

UNIT 2

OFFICE

OFFICE

OFFICE

OFFICE

CLOCKHOUSE LANE

ENTRANCE

N



DOWNLOAD  
MASTERPLAN HERE



HEATHROW

1.2 MILES 3 MINS

ENTRANCE



MASTERPLAN

UNIT 1  
PRE-LET TO AIT

SQ FT

GROUND FLOOR 51,894

FIRST FLOOR OFFICE 6,211

TOTAL (GEA) 58,105

12M CLEAR INTERNAL HEIGHT

FM1 GRADE WAREHOUSE FLOOR

400KVA POWER

45M YARD DEPTH

UNIT 2 SQ FT

GROUND FLOOR 20,140

FIRST FLOOR OFFICE 2,734

TOTAL (GEA) 22,874

12M CLEAR INTERNAL HEIGHT

FM1 GRADE WAREHOUSE FLOOR

175KVA POWER

24M YARD DEPTH

UNIT 3 SQ FT

GROUND FLOOR 26,706

FIRST FLOOR OFFICE 4,015

TOTAL (GEA) 30,721

12M CLEAR INTERNAL HEIGHT

FM1 GRADE WAREHOUSE FLOOR

220KVA POWER

33M YARD DEPTH

UNIT 4 SQ FT

GROUND FLOOR 38,524

FIRST FLOOR OFFICE 4,155

TOTAL (GEA) 42,679

12.5M CLEAR INTERNAL HEIGHT

FM1 GRADE WAREHOUSE FLOOR

350KVA POWER

35M YARD DEPTH



# A breath of fresh Air: Green & Connected Development Leads the Way in Sustainability

## AIR at Heathrow

Unlock new potential with Air Heathrow, your gateway to global expansion. Located in one of the world’s busiest airport hubs, Air Heathrow offers unmatched access to logistics, distribution, and international trade.

## Renewable Energy

Integration of renewable energy sources, such as photovoltaic panels on the units, allows the generation of clean, renewable electricity onsite, reducing reliance on fossil fuels.



## BREEAM ‘Excellent’

This status promises an array of benefits, including reduced environmental impact, enhanced energy efficiency, and a commitment to sustainable practices, ensuring both economic savings and ecological stewardship.

## Net Zero Carbon Scheme

By effectively mitigating carbon emissions, Air Heathrow promotes environmental sustainability and demonstrates a commitment to combating climate change while fostering economic resilience.

## EPC A+

Exceptional energy performance, leading to significant cost savings & reduced carbon footprint promotes Air Heathrow as a sustainable operational model that aligns with the environmental goals and regulatory standards.

## Green Spaces

The integration of green spaces, amenities, and landscaped areas serve to enrich biodiversity, enhance air quality, and offer occupants inviting recreational spaces, providing a healthier and more sustainable environment.





### Cubic Capacity

TOTAL STORAGE CAPACITY IN CUBIC FEET	
UNIT 1	622,728 FT <sup>3</sup>
UNIT 2	241,680 FT <sup>3</sup>
UNIT 3	345,792 FT <sup>3</sup>
UNIT 4	481,562 FT <sup>3</sup>

### Eaves Height

UNIT 1	12.0 METRES
UNIT 2	12.0 METRES
UNIT 3	12.0 METRES
UNIT 4	12.5 METRES

### Racking Layouts

UNIT 1	<a href="#">Download here</a>
UNIT 2	<a href="#">Download here</a>
UNIT 3	<a href="#">Download here</a>
UNIT 4	<a href="#">Download here</a>

### Pallet Spaces

EURO PALLET SPACES	
UNIT 1	7,707
UNIT 2	2,619
UNIT 3	3,471
UNIT 4	5,901

\*BASED OFF EURO PALLET (1200X800MM) WITH WIDE AISLE RACKING LAYOUT

### Mezzanine

ABILITY TO MEZZANINE UP TO THREE LEVELS



# Sky's the limit.

In addition to its advantageous proximity to the cargo terminals at Heathrow Airport, our warehouse units boast convenient access to other key points essential for efficient operations. Situated within close reach of major motorways and rail networks, including the M4 and M25, our facility offers seamless connectivity to the broader transportation infrastructure.

## LOCATION



LOCATION	DISTANCE	JOURNEY
M25 / J13	3.6 MILES	5 MINS
M3 / J2	6.5 MILES	10 MINS
HEATHROW TERMINAL 4	1.2 MILES	3 MINS
HEATHROW CARGO TERMINAL	1.7 MILES	5 MINS
M4 / J4B	7.3 MILES	11 MINS
M40 / J1A	20 MILES	30 MINS
M1 / J6A	35 MILES	40 MINS
CENTRAL LONDON	16.9 MILES	40 MINS



LOCATION	JOURNEY
LONDON PADDINGTON	33 MINS (HEATHROW EXPRESS)
ACTON TOWN	37 MINS (PICCADILLY LINE)
BOND STREET	42 MINS (ELIZABETH LINE)
HAMMERSMITH	46 MINS (PICCADILLY LINE)
PICCADILLY CIRCUS	52 MINS (PICCADILLY LINE)
FROM HEATHROW TERMINAL 4	

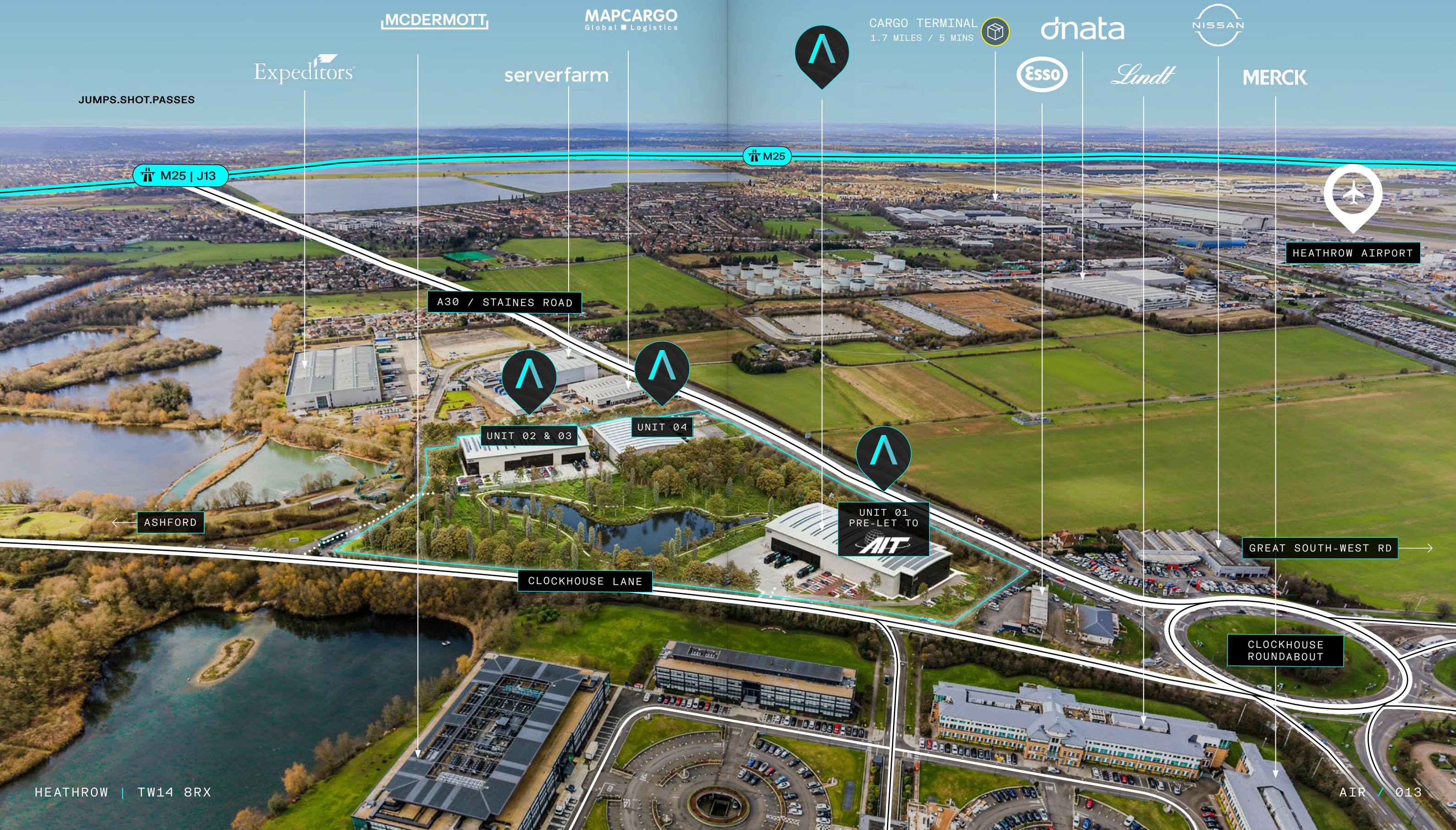




# Clear the air for Logistics.











## LOCATION

Discover limitless potential with Air Heathrow, your gateway to global expansion. Nestled in the heart of one of the world's busiest airport hubs, Air Heathrow provides unparalleled access to international markets. Seamlessly connected to Heathrow Airport, businesses here enjoy unrivalled convenience for logistics operations and client interactions.

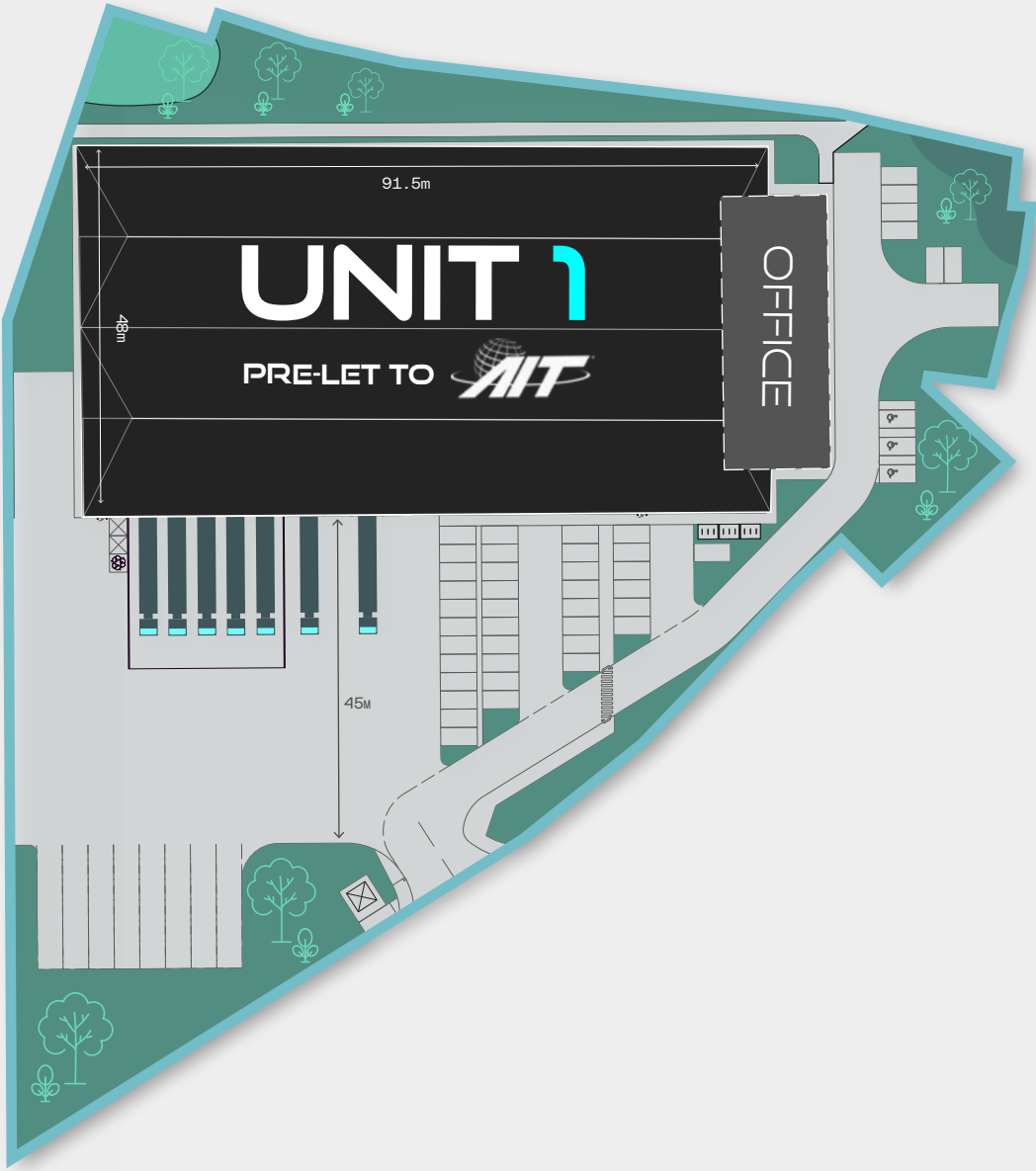






 12M CLEAR INTERNAL HEIGHT	 5 DOCK LEVEL LOADING DOORS	 2 LEVEL ACCESS LOADING DOORS	 45M YARD DEPTH	 8 HGV PARKING SPACES
 46 CAR PARKING SPACES	 5 EV CHARGING POINTS	 PV PANELS	 CYCLE SHELTERS	 1ST FLOOR OFFICE

# Unit 1



51,894 SQ FT

GROUND FLOOR

6,211 SQ FT

FIRST FLOOR OFFICE

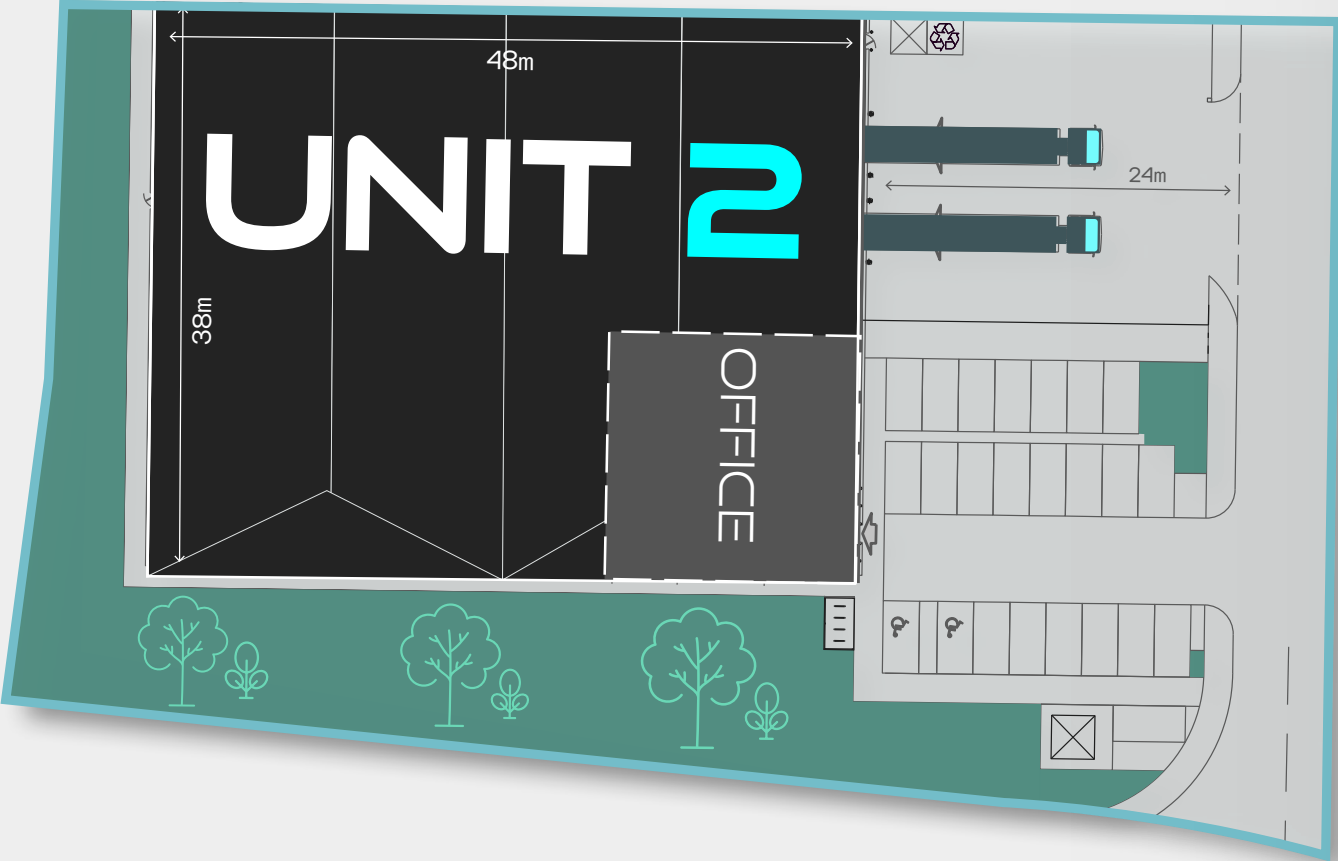
58,105 SQ FT

TOTAL (GEA)

400KVA POWER 



# Unit 2



20,140 SQ FT

GROUND FLOOR

2,734 SQ FT

FIRST FLOOR OFFICE

22,874 SQ FT

TOTAL (GEA)

175KVA POWER



AIR / 016



12M CLEAR  
HEIGHT



2 LEVEL ACCESS  
LOADING DOORS



24M  
YARD DEPTH



23 CAR  
PARKING SPACES



1ST FLOOR  
OFFICE



3 EV CHARGING  
POINTS



PV  
PANELS



CYCLE  
SHELTERS



ABILITY TO  
COMBINE UNITS

BREEAM

BREEAM  
'EXCELLENT'

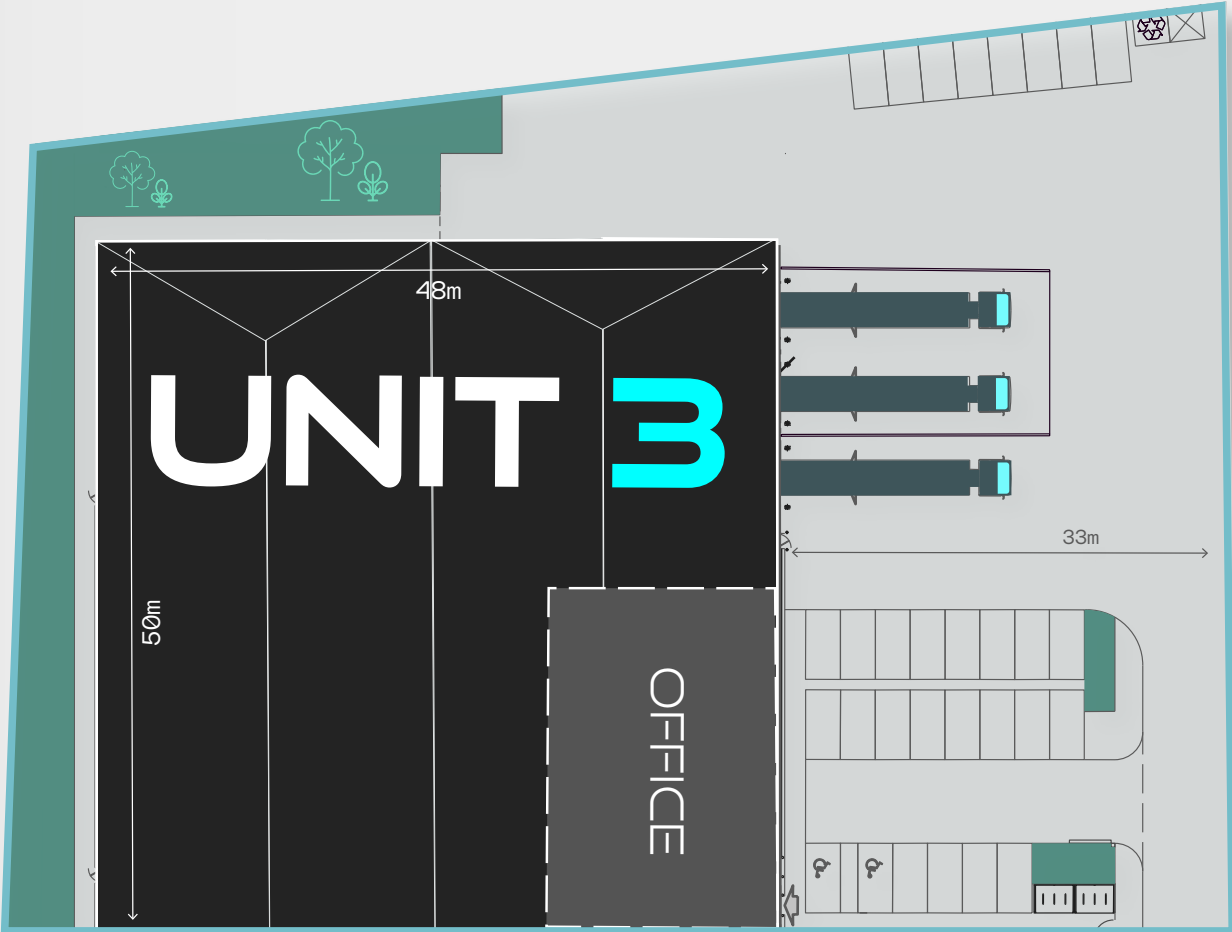
HEATHROW | TW14 8RX

AIR / 017





# Unit 3



<p>12M CLEAR INTERNAL HEIGHT</p>	<p>2 DOCK LEVEL LOADING DOORS</p>	<p>1 LEVEL ACCESS LOADING DOORS</p>	<p>33M YARD DEPTH</p>	<p>1ST FLOOR OFFICE</p>
<p>30 CAR PARKING SPACES</p>	<p>3 EV CHARGING POINTS</p>	<p>PV PANELS</p>	<p>ABILITY TO COMBINE UNITS</p>	<p>BREEAM BREEAM 'EXCELLENT'</p>

26,706 SQ FT

GROUND FLOOR

220KVA POWER

4,015 SQ FT

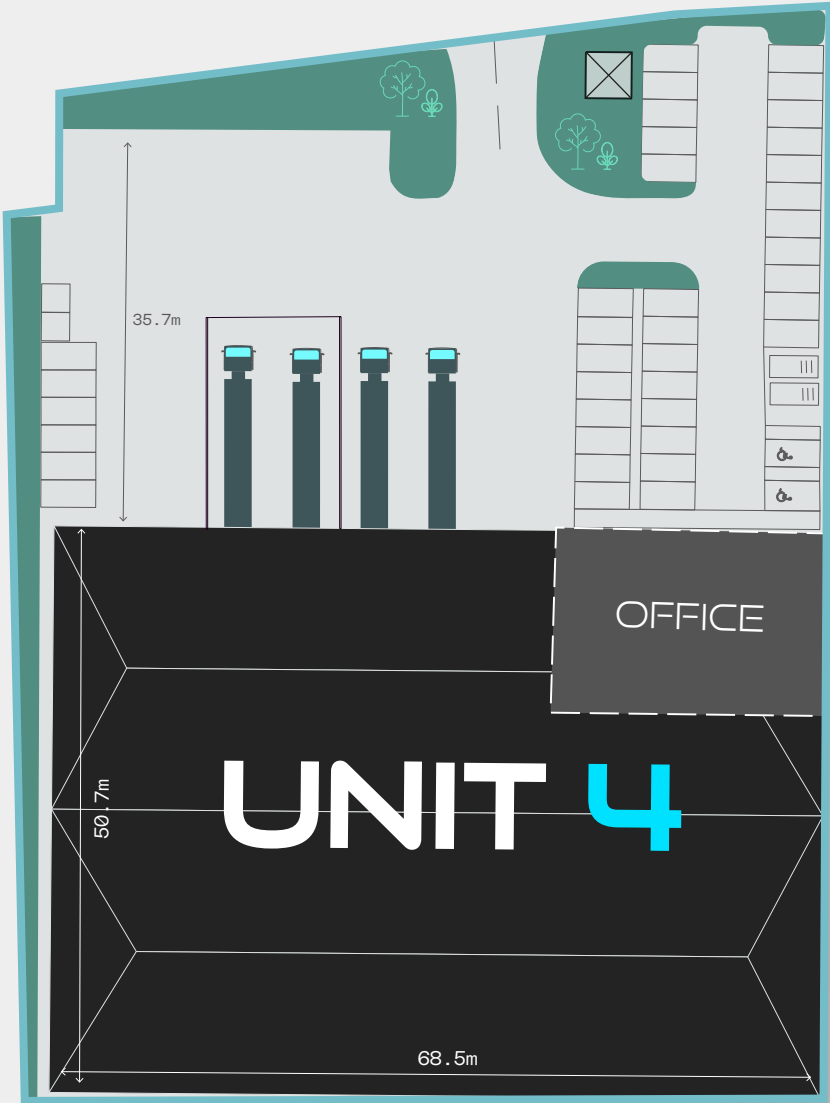
FIRST FLOOR OFFICE

30,721 SQ FT

TOTAL (GEA)



# Unit 4



38,524 SQ FT

GROUND FLOOR

4,155 SQ FT

FIRST FLOOR OFFICE

42,679 SQ FT

TOTAL (GEA)

350KVA POWER



AIR / 020



12.5M CLEAR  
INTERNAL HEIGHT

2 DOCK LEVEL  
LOADING DOORS

2 LEVEL ACCESS  
LOADING DOORS

35M  
YARD DEPTH

1ST FLOOR  
OFFICE

38 CAR  
PARKING SPACES

3 EV CHARGING  
POINTS

3 PV  
PANELS

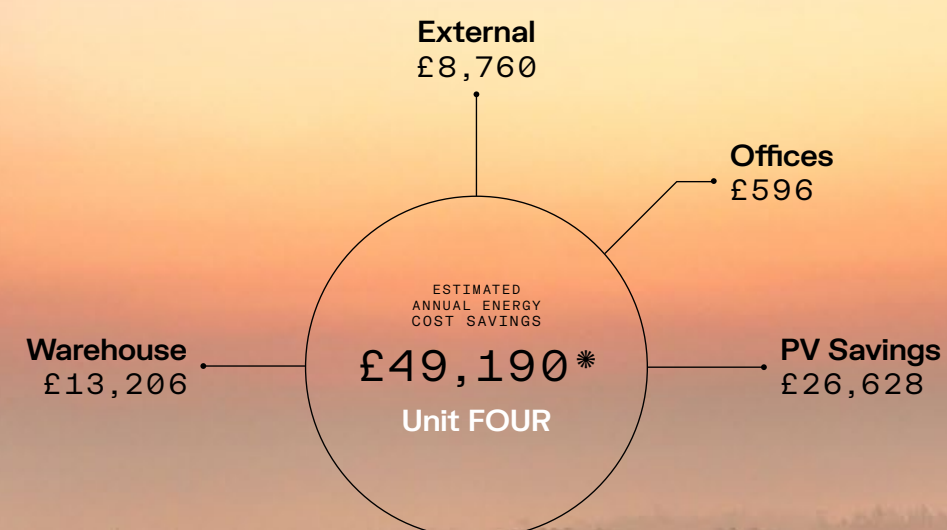
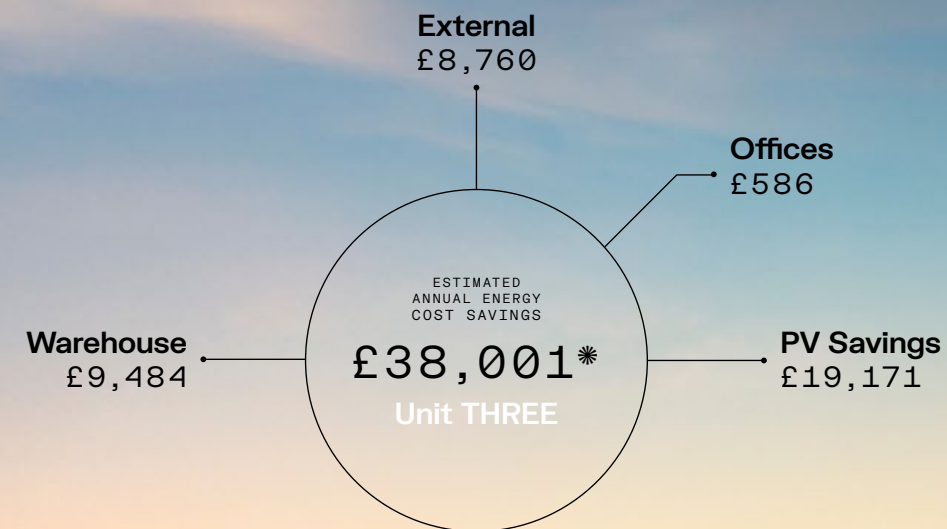
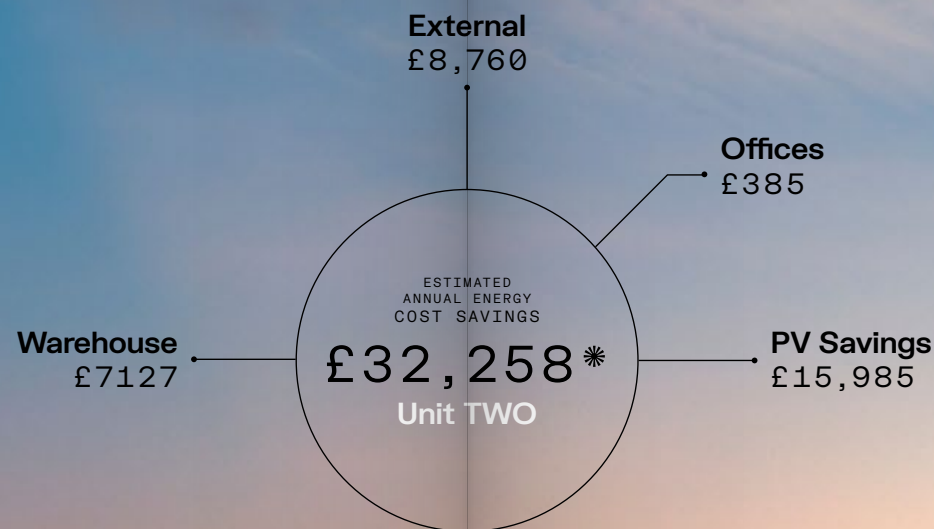
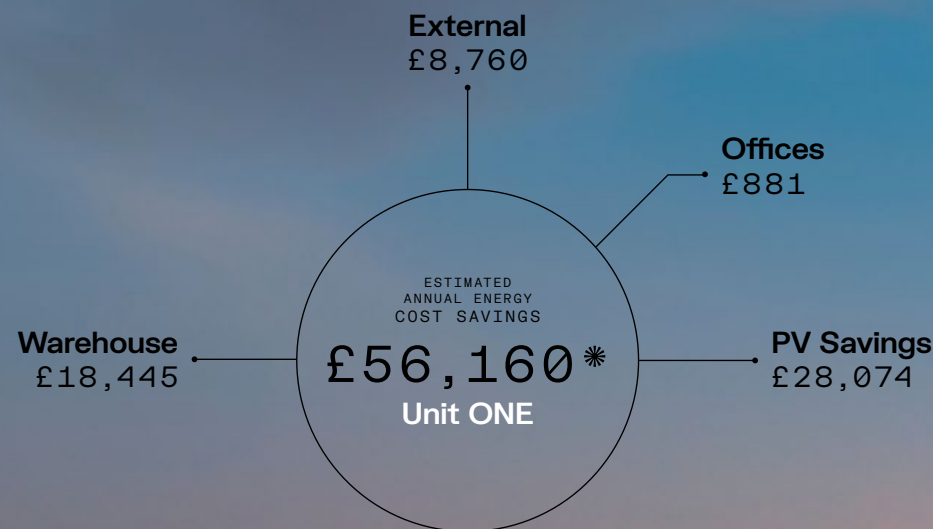
CYCLE  
SHELTERS

BREEAM  
'EXCELLENT'

HEATHROW | TW14 8RX

AIR / 021





Sustainable features include photovoltaics on the building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Targeting ratings of BREEAM 'Excellent' and EPC Rating 'A+'.

\*compared to a 20-year-old building of the equivalent size.

# Cost Saving



AIR Heathrow features a beautiful lake, open-air areas, and scenic nature trails. Employees can recharge with walks along tree-lined paths and serene surroundings. This unique park lifestyle promotes well-being and boosts productivity, making our facility an exceptional place to work and thrive.



# Air Heathrow: Green and Connected.





HEATHROW | TW14 8RX

DEVELOPED BY



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