

HEATHROW | TW14 8RX

# AIR

4 EXCEPTIONAL LOGISTICS UNITS BOASTING  
AIR TIGHT SPACES

CAMPUS / HQ / LAKESIDE OPPORTUNITY  
22,874 - 53,595 SQ FT - PC JAN 2026

DEVELOPED BY

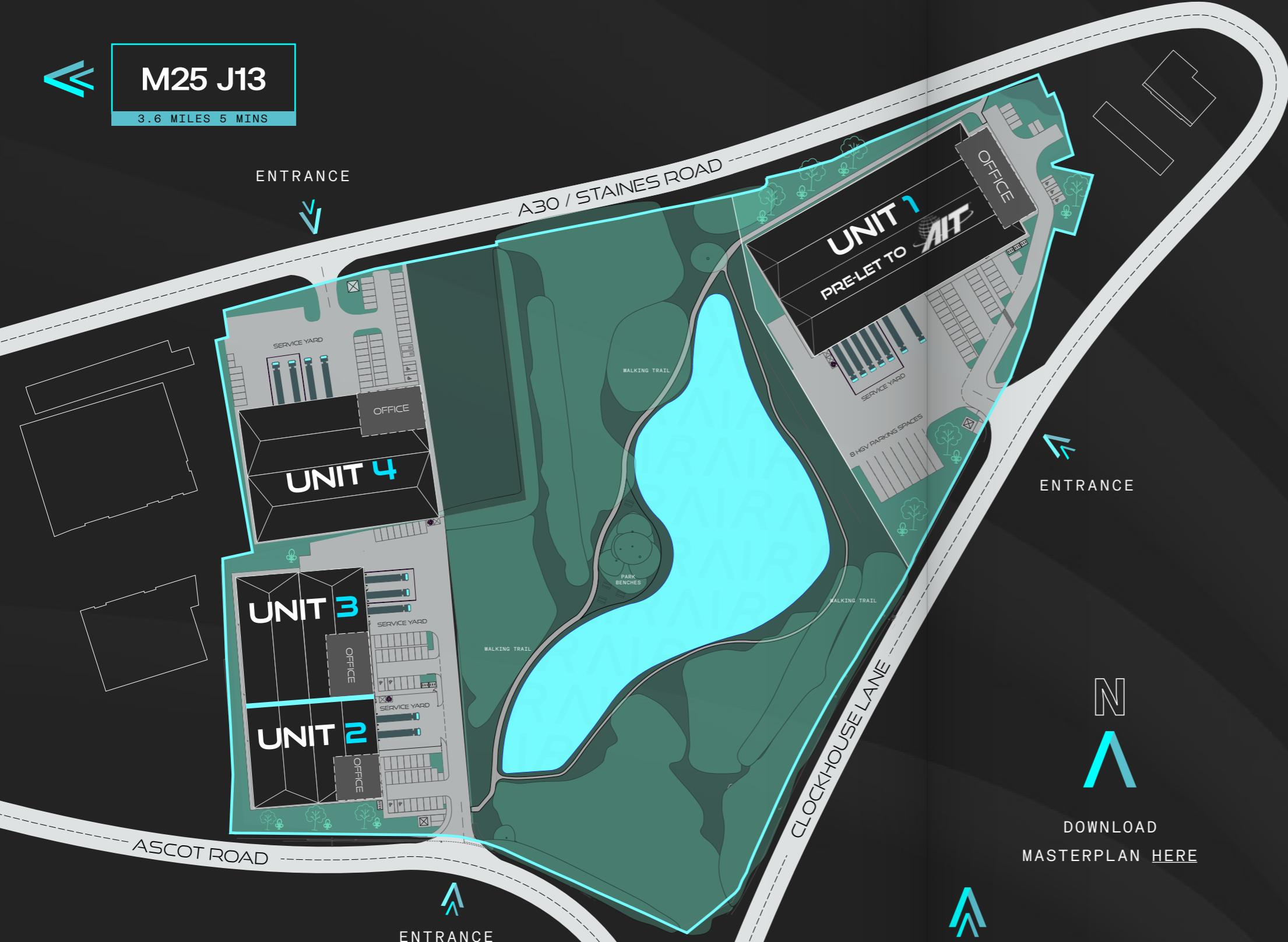


Welcome to our premier commercial warehouse scheme strategically situated in close proximity to Heathrow Airport, one of the world's busiest international airports. Our four-unit warehouse complex offers a combined space of 154,379 square feet, providing an unparalleled opportunity for businesses to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



**Unlock Global Opportunities:  
'Air' Offers Key Access to International Markets.**

# AIR TIGHT SPECS.



## MASTERPLAN

1

## UNIT 1

PRE-LET TO 

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

SOFT

GROUND FLOOR	20,140
FIRST FLOOR OFFICE	2,734
<b>TOTAL (GEA)</b>	<b>22,874</b>
<b>12M CLEAR INTERNAL HEIGHT</b>	
<b>FM1 GRADE WAREHOUSE FLOOR</b>	
<b>175KVA POWER</b>	
<b>24M YARD DEPTH</b>	

UNIT 3

SO ET

GROUND FLOOR	26,706
FIRST FLOOR OFFICE	4,015
TOTAL (GEA)	30,721
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 12M CLEAR INTERNAL HEIGHT	
 FM1 GRADE WAREHOUSE FLOOR	
 220KVA POWER	
 20M HIGH CEILINGS	

LIMIT 11

GROUND FLOOR	38,524
FIRST FLOOR OFFICE	4,155
TOTAL (GEA)	42,679

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12.5M CLEAR INTERNAL HEIGHT

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FM1 GRADE WAREHOUSE FLOOR

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350KVA POWER

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35M YARD DEPTH

## HEATHROW

1.2 MILES 3 MINS

HEATHROW | TW14 8RX

MASTERPLAN

AIR / 05

# 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.



# 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.

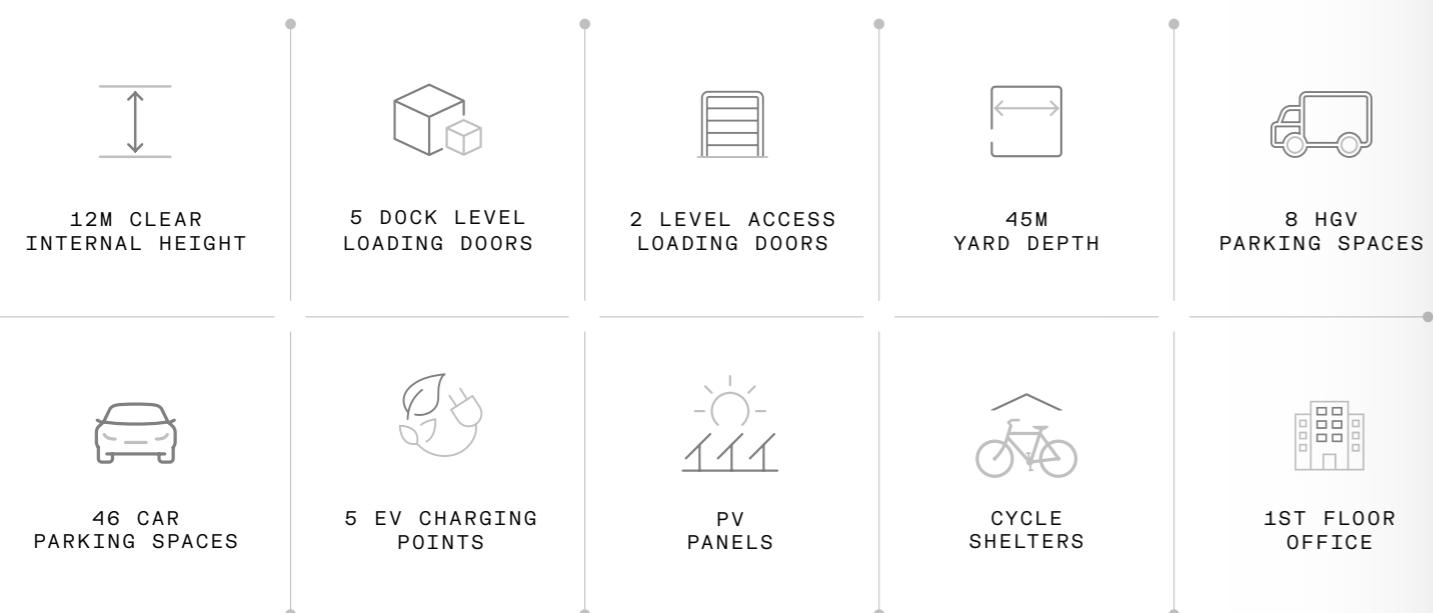


# Clear the air for Logistics.

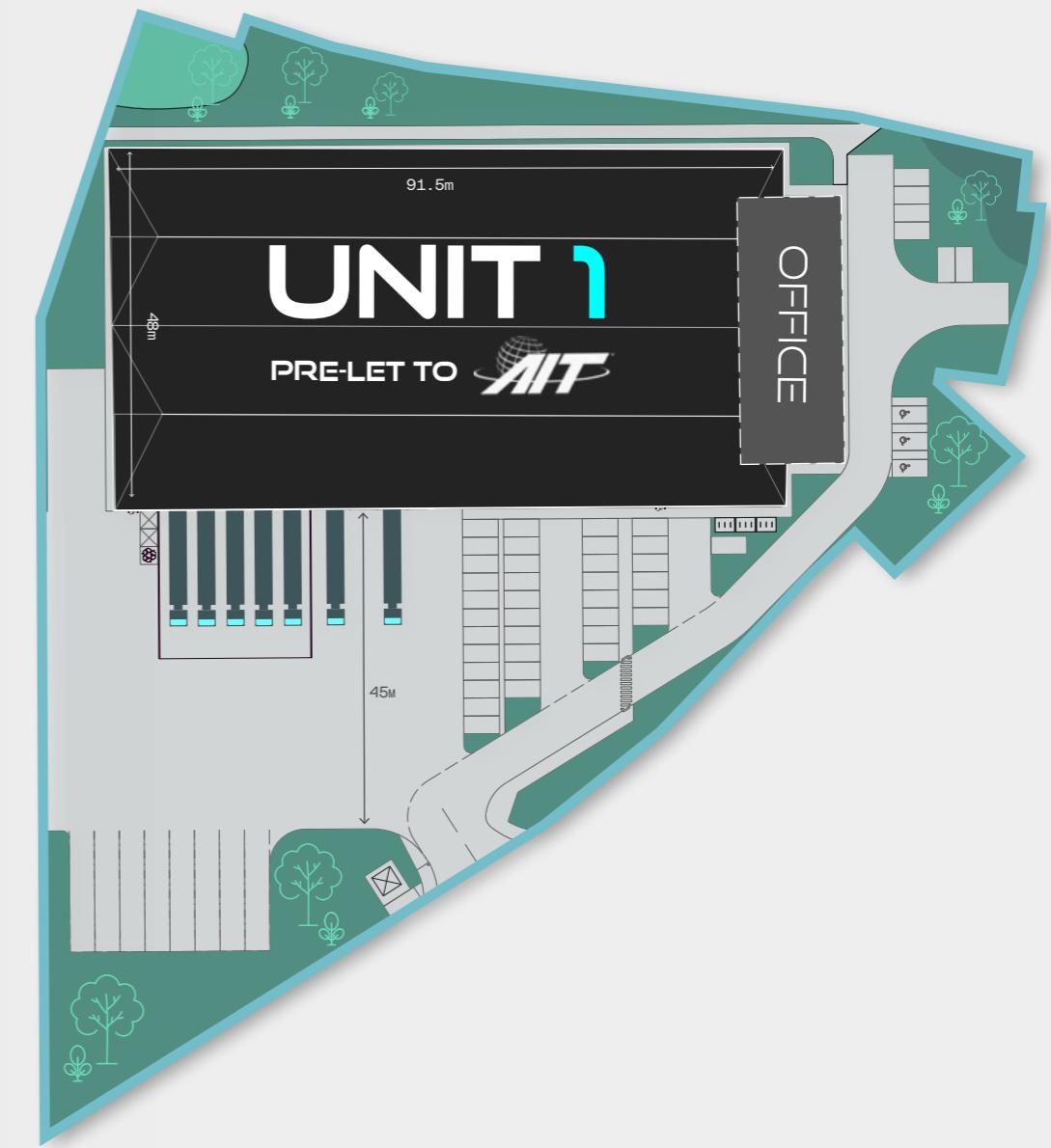
Discover limitless potential with Air Heathrow, your gateway to global expansion. Nestled in the heart of one of the world's busiest airport hubs, Air Heathrow provides unparalleled access to international markets. Seamlessly connected to Heathrow Airport, businesses here enjoy unrivaled convenience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



# Unit 1



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**51,894 SQ FT**

GROUND FLOOR

400KVA POWER



**6,211 SQ FT**

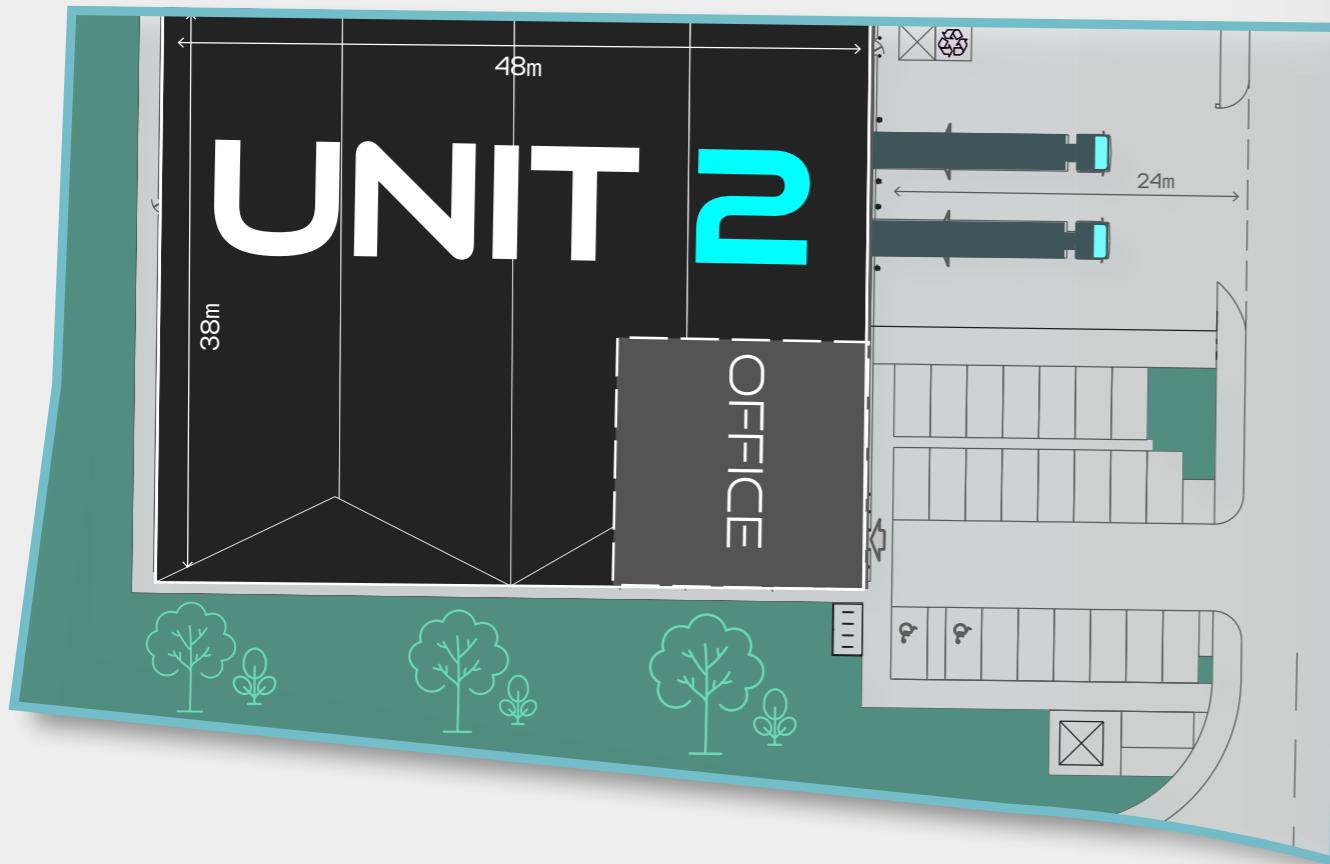
FIRST FLOOR OFFICE

**58,105 SQ FT**

TOTAL (GEA)

AIR / 015

# Unit 2



20,140 SQ FT

GROUND FLOOR

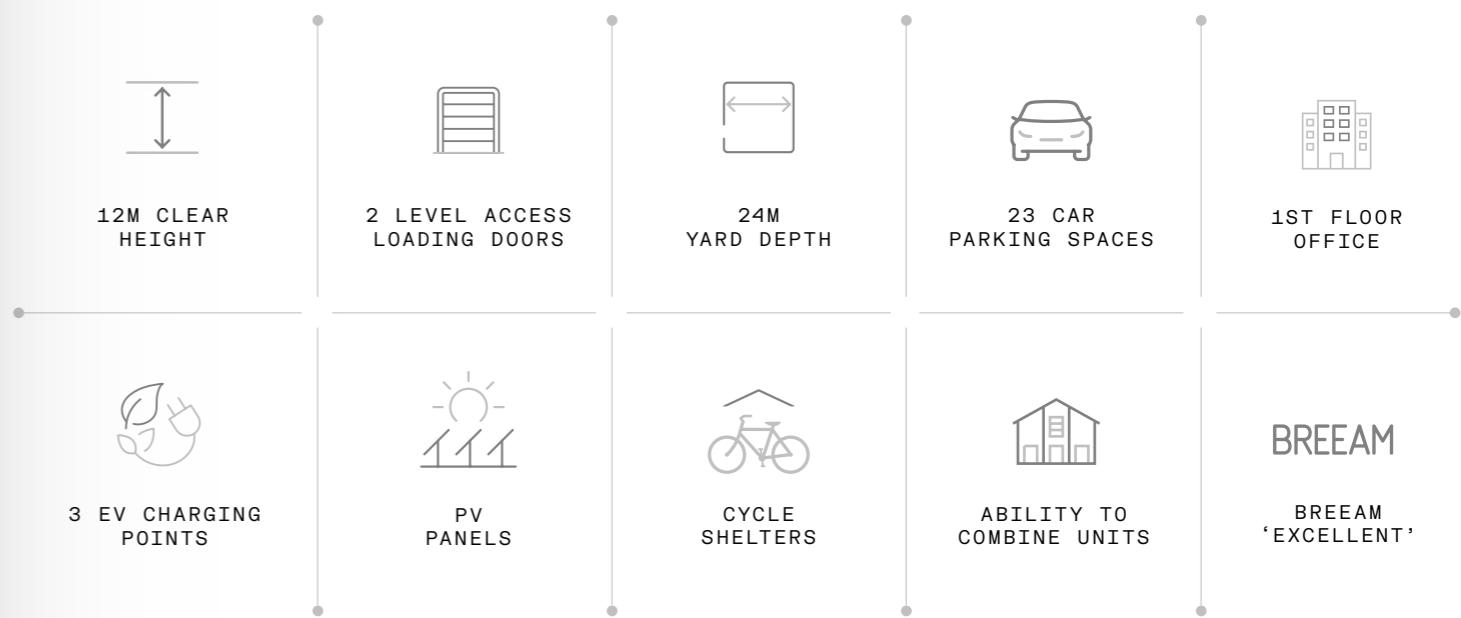
175KVA POWER 

2,734 SQ FT

FIRST FLOOR OFFICE

22,874 SQ FT

TOTAL (GEA)

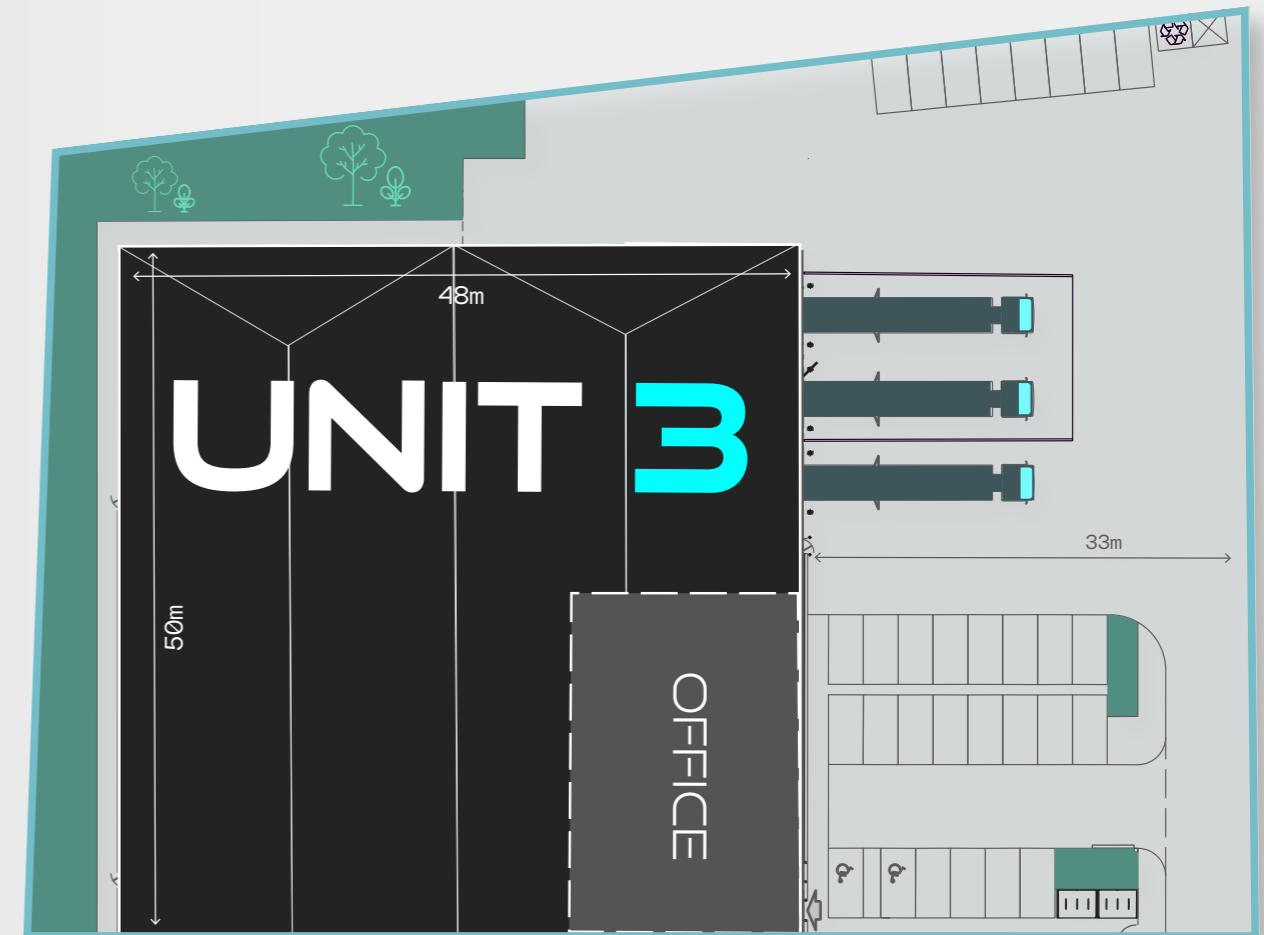


# Unit 3



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

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**26,706 SQ FT**

GROUND FLOOR

220KVA POWER

**4,015 SQ FT**

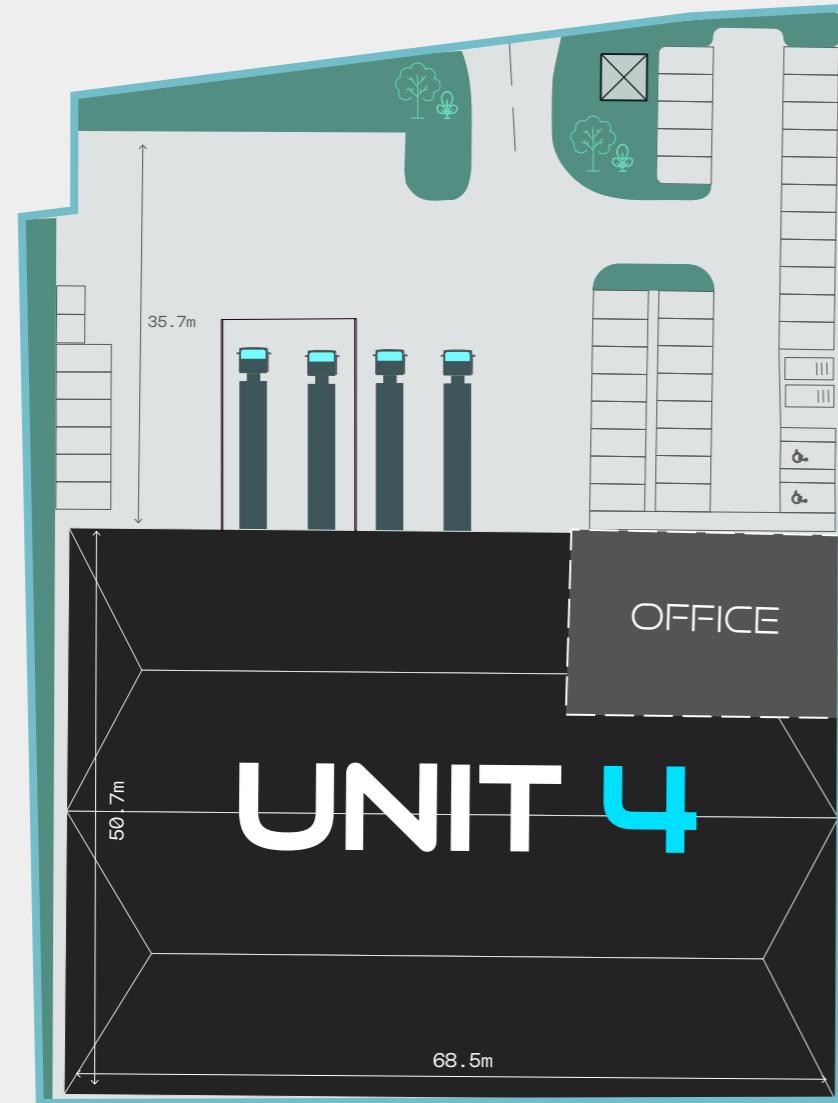
FIRST FLOOR OFFICE

**30,721 SQ FT**

TOTAL (GEA)

AIR / 019

# Unit 4



**38,524 SQ FT**

GROUND FLOOR

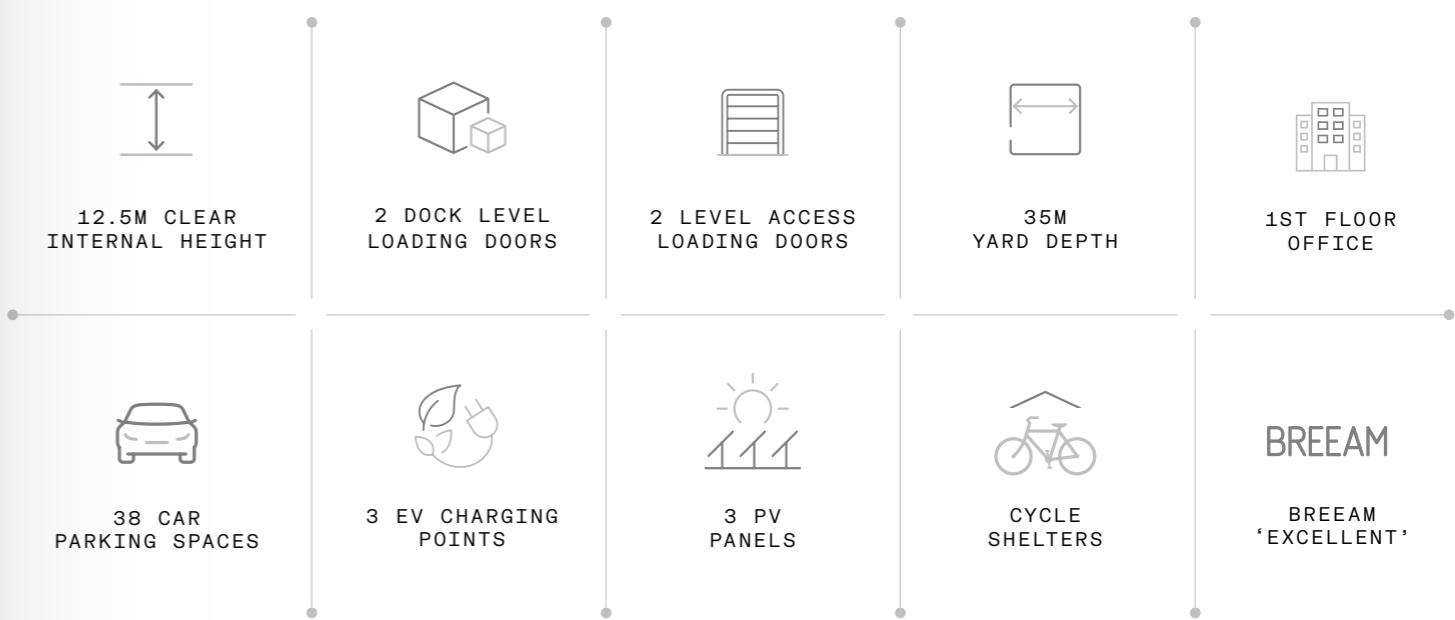
**4,155 SQ FT**

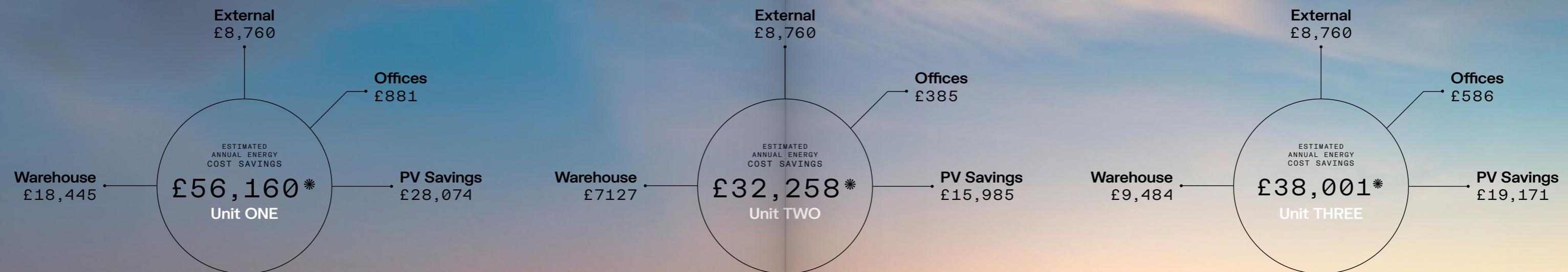
FIRST FLOOR OFFICE

**42,679 SQ FT**

TOTAL (GEA)

350KVA POWER





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.

UNIT 2/3



# Air Heathrow: Green and Connected.



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DEVELOPED BY



WRENBRIDGE



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REAL ESTATE

**COGENT**  
REAL ESTATE

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