

**Brand new industrial
/ warehouse unit
totalling 41,851 sq ft**



To Let - On site & available Q2 2026

A progressive new development

Greenlight Heathrow is a brand new detached industrial / warehouse unit set within a self-contained site with secure yard and positioned in a prime West London location.

We believe in relentlessly raising the bar on sustainability. Using innovative technologies we target the highest possible sustainability rating.

This commitment to greener means lower running costs and carbon emissions for occupiers, and enhanced wellbeing for employees.



13,456,572

people can be reached within
a 60 minute drive time

26,000+

people within Berkshire
work in manufacturing

81.8%

of the local population
are economically active

22,000+

people within Berkshire
work in transport & storage



Targeting
BREEAM
Outstanding



Targeting
EPC A+



Net Zero Carbon
Operations
Enabled



Highly Efficient
Thermal
Envelope



PV Panels
Installed



4 EV Charging
Spaces



Low Air
Permeability



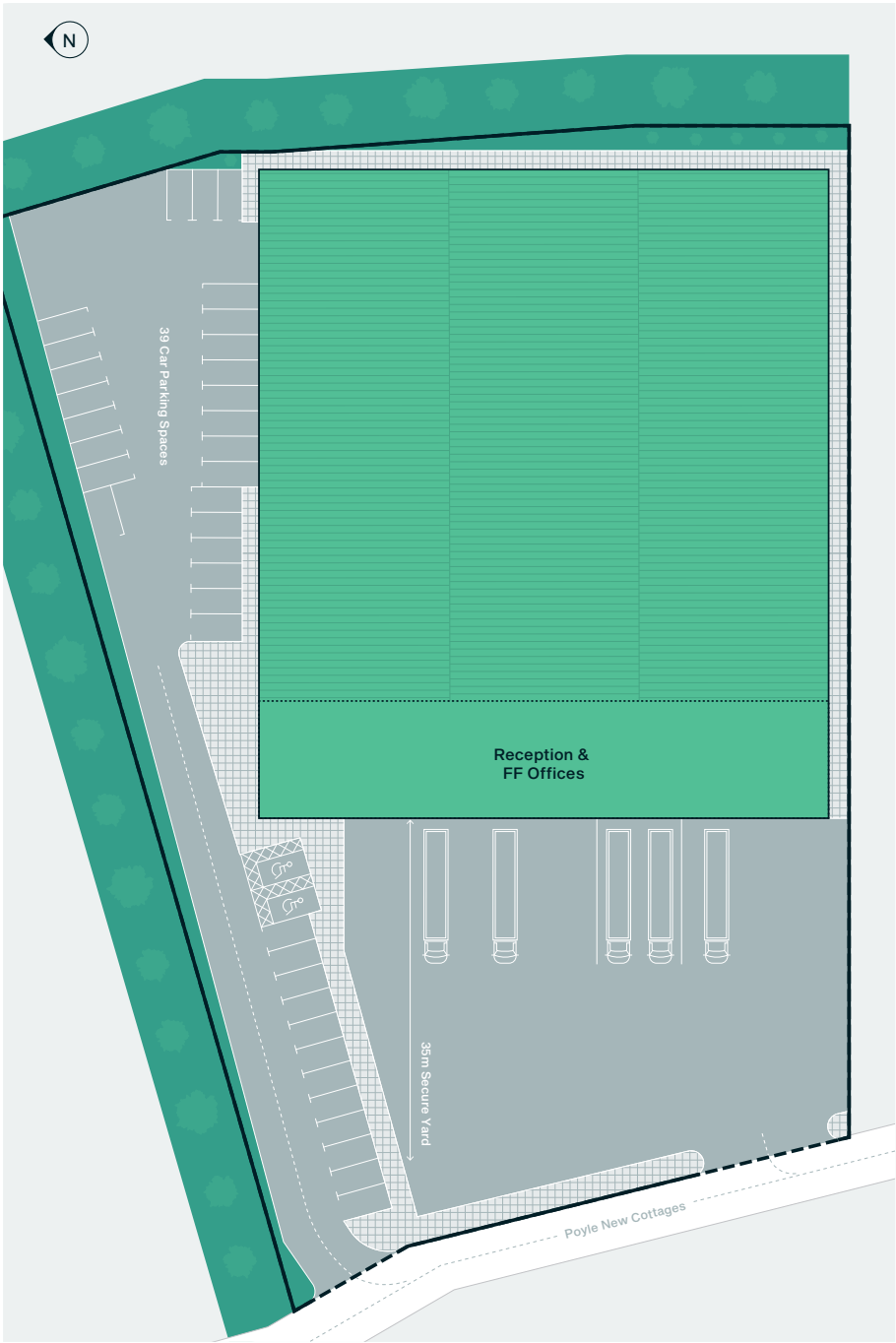
Cycle
Parking



Steel Frame Can
Accommodate
Additional PV Panels
Across the Roof



10% Roof
Lighting



Unit	Sq M (GEA)	Sq Ft (GEA)
Warehouse	3,294	35,457
Office	594	6,394
Total	3,888	41,851



1 Euro Dock
1 Dock
3 Level Access Doors



11m Eaves
Height



50 KN/sq m
Floor Loading



35m
Secure Yard



500 kVA
Power Supply



Fitted
Kitchenette



Secure Site with
CCTV Monitoring



39 Car
Parking Spaces



VRF
Comfort Cooling
& Heating



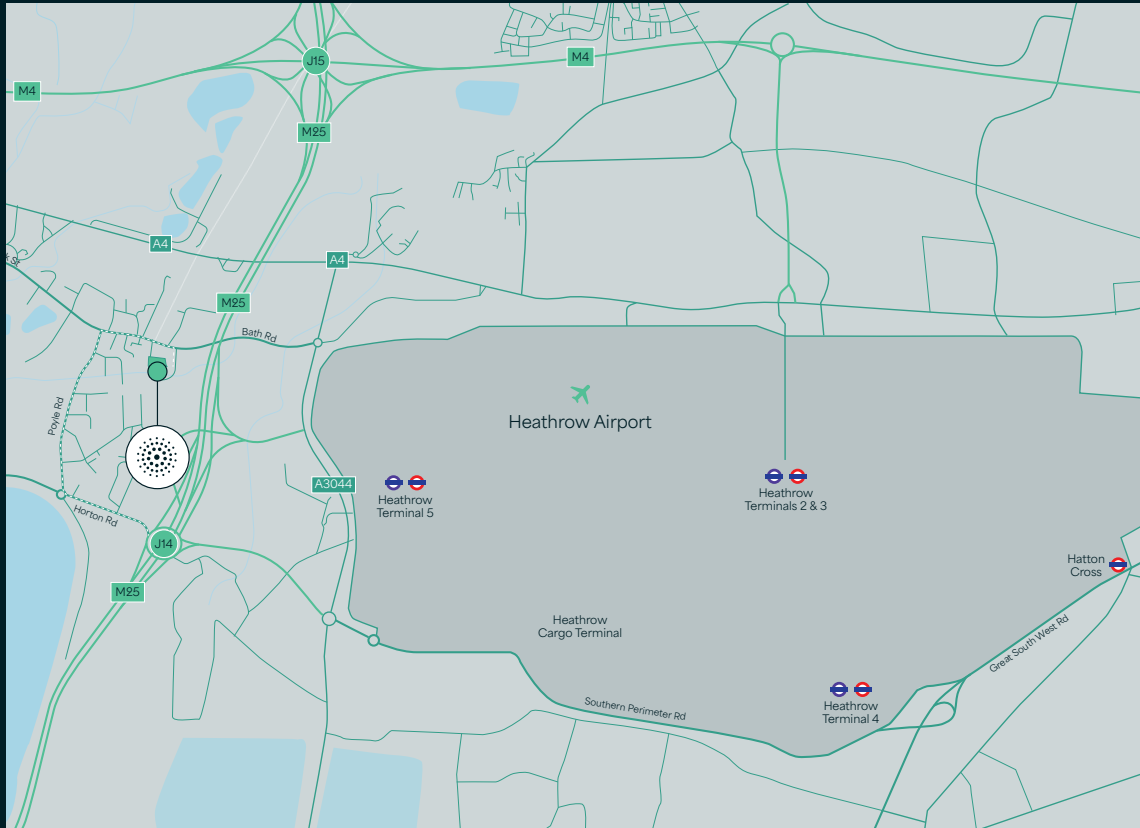
External
Wellbeing Area





Greenlight
Heathrow

Colnbrook, SL3 0NT



Poyle New Cottages
Colnbrook, SL3 0NT
///lands.famous.attend

greenlight-urbanlogistics.com/heathrow

By Car

Heathrow Airport	8 mins
Cargo Terminal	10 mins

Greenlight Heathrow is situated
outside the ULEZ zone.

The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and/or rent, all figures are inclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Maps are approximate and for illustrative purposes only. June 2025.

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Coltham