



Colnbrook, SL3 0NT

**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

Sources: nomisweb.co.uk



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



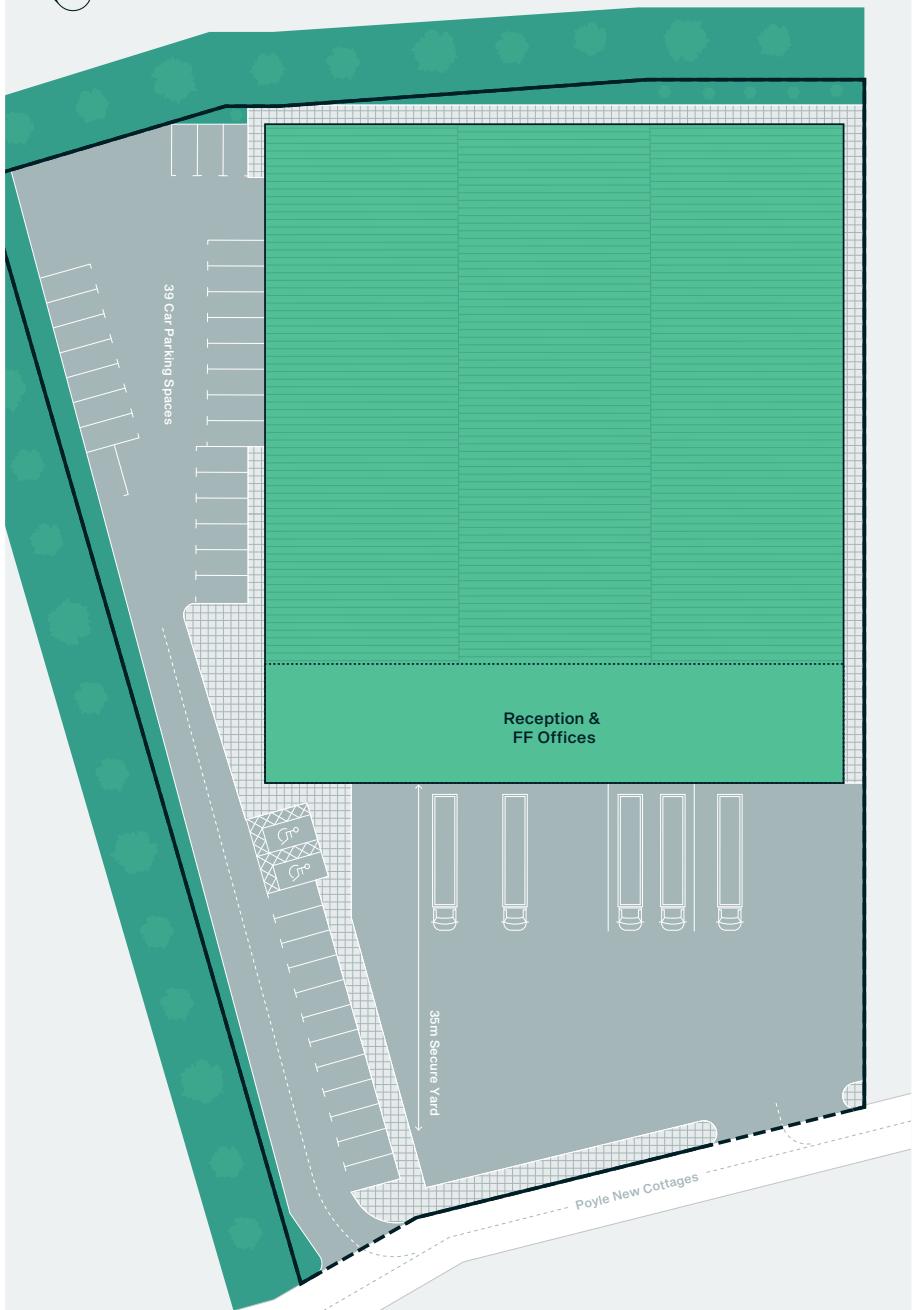
Cycle  
Parking



Steel Frame Can  
Accommodate  
Additional PV Panels  
Across the Roof



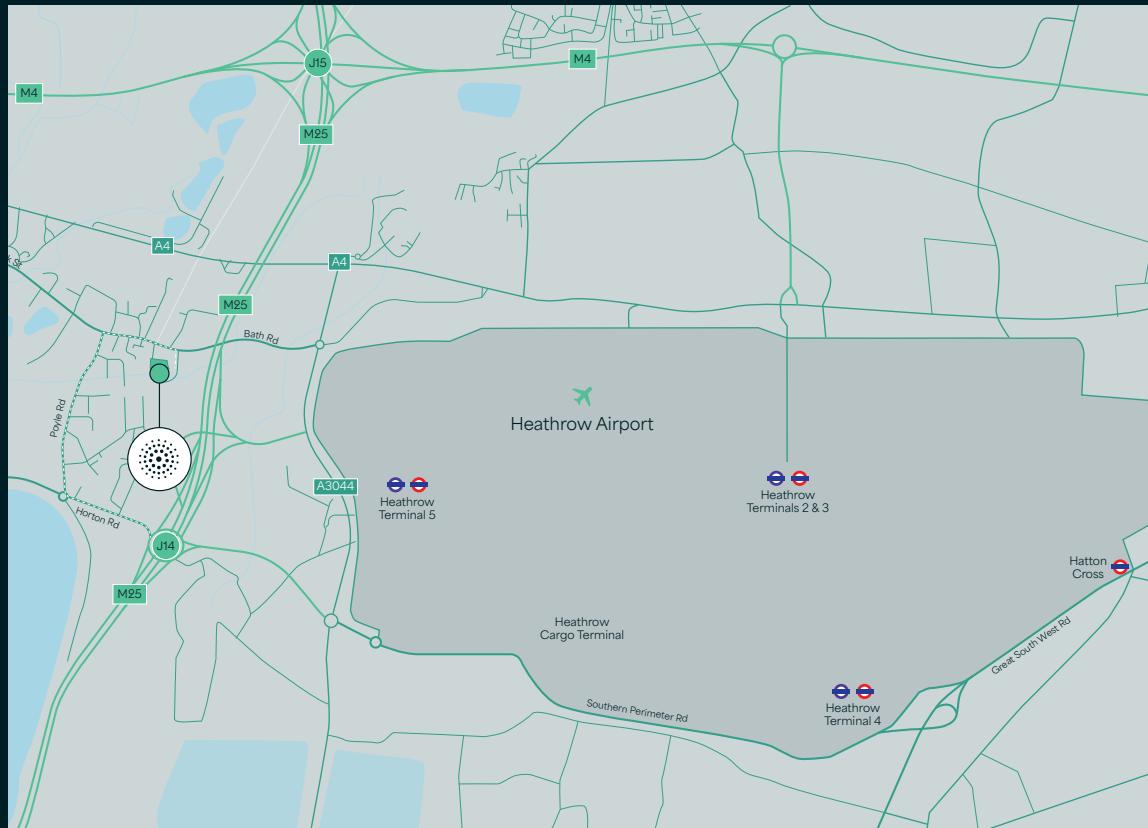
10% Roof  
Lighting



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

-  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





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

[greenlight-urbanlogistics.com/heathrow](http://greenlight-urbanlogistics.com/heathrow)

### By Car

Heathrow Airport      8 mins  
Cargo Terminal      10 mins

Greenlight Heathrow is situated  
outside the ULEZ zone.

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