

**Brand new industrial
/ warehouse unit
totalling 41,955 sq ft**



To Let - On site & available May 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

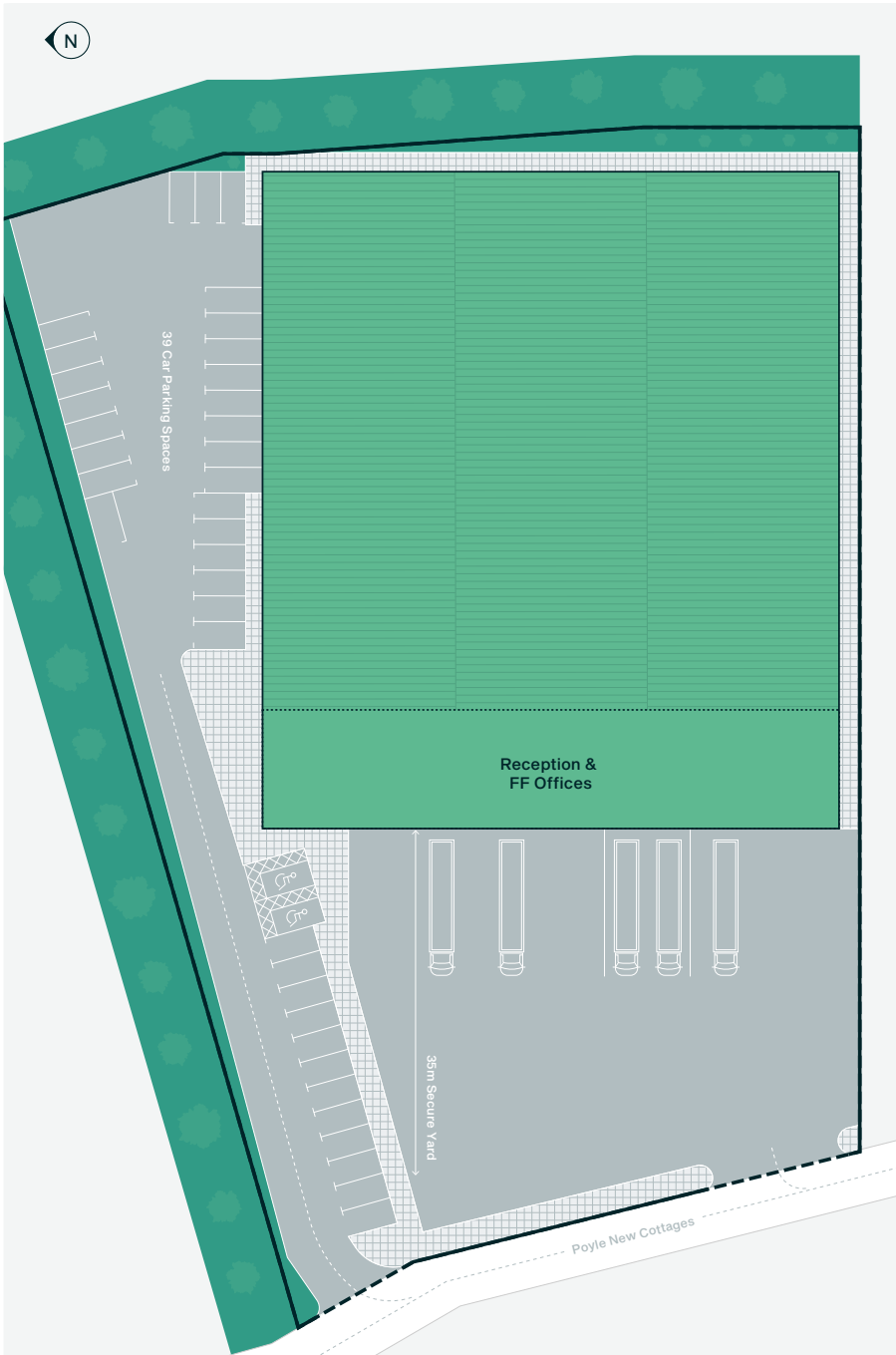
4 EV Charging Spaces

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	3,274	35,242
Office	624	6,713
Total	3,898	41,955

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

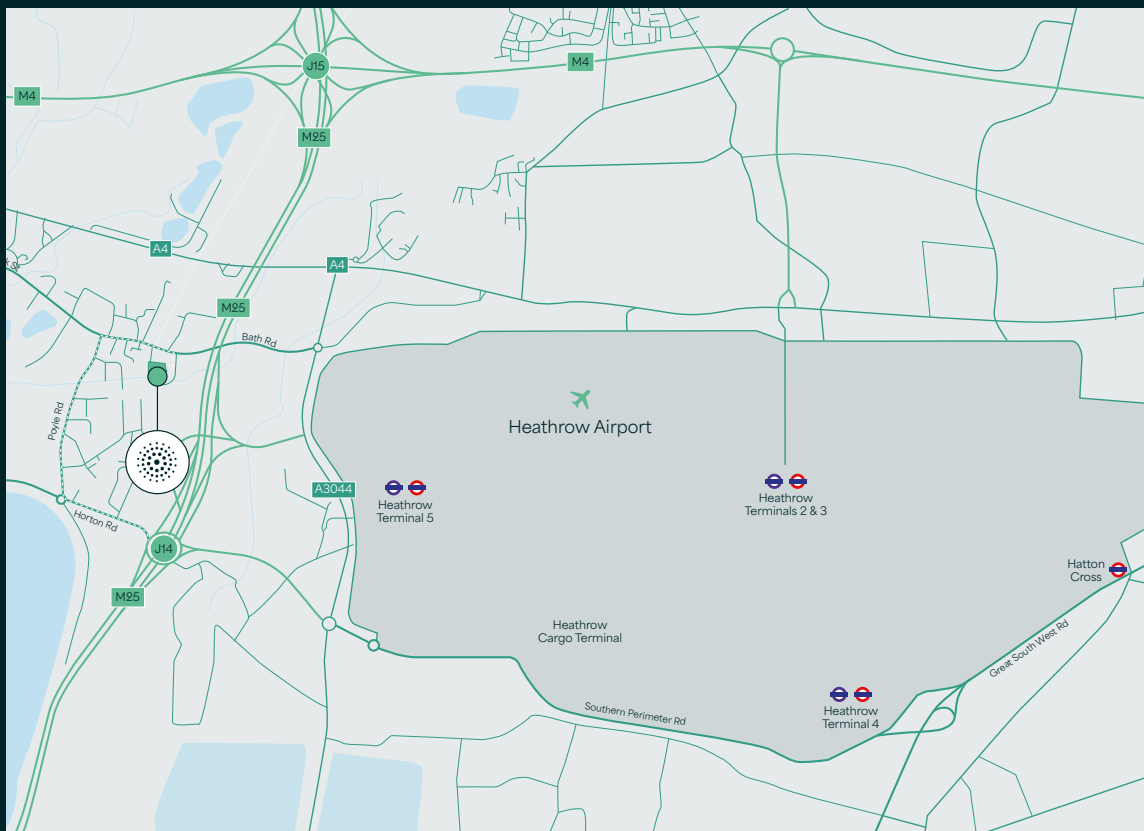
External Wellbeing Area





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.

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Client funds advised by

DELANCEY
Coltham

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