

**Brand new industrial
/ warehouse unit
totalling 41,955 sq ft
including 6,713 sq ft
first floor office**



To Let

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



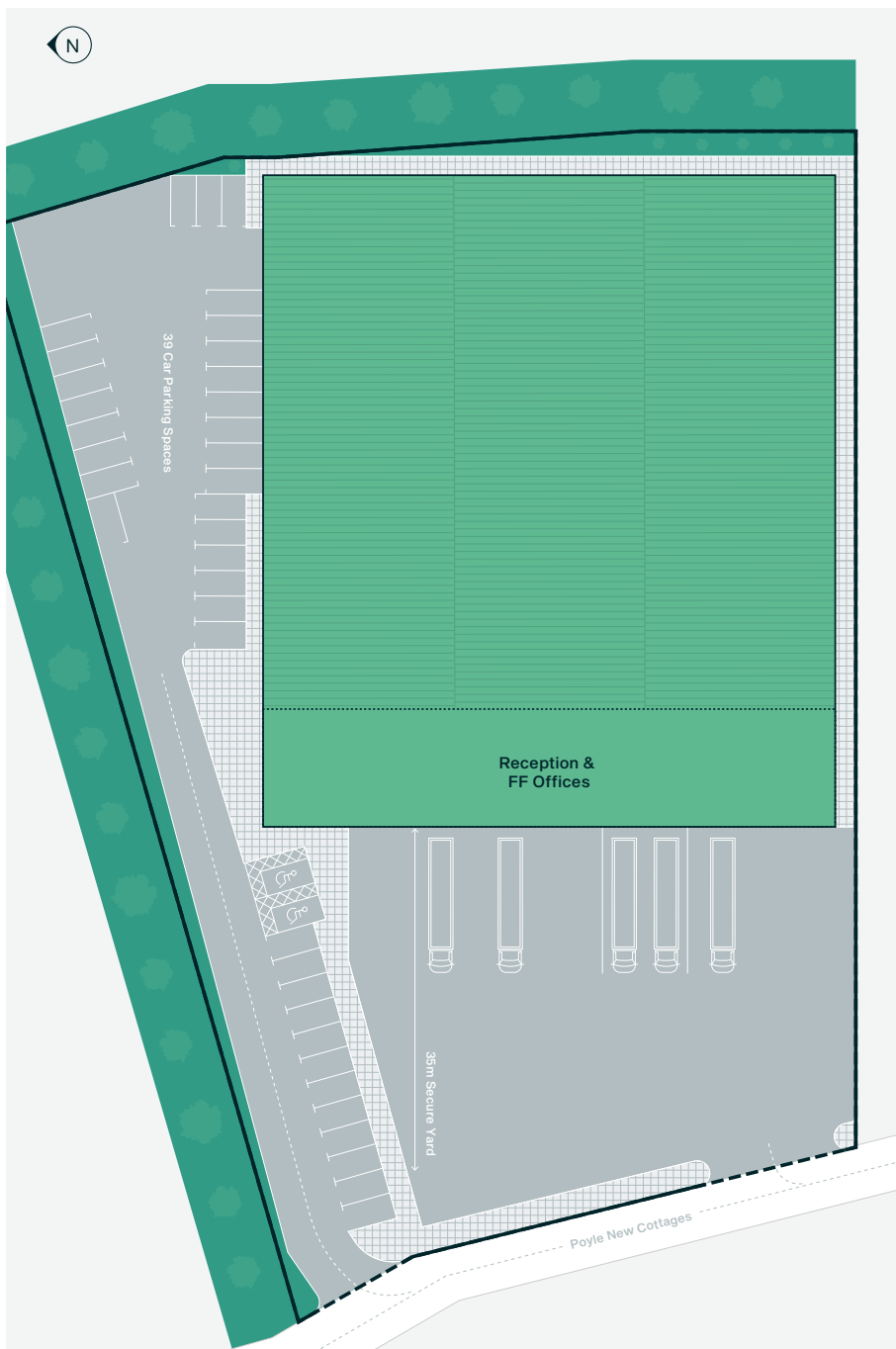
Cycle
Parking



Steel Frame Can
Accommodate
Additional PV Panels
Across the Roof



10% Roof
Lighting



Unit	Sq M (GEA)	Sq Ft (GEA)
Warehouse	3,274	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
and External
Wellbeing Area



39 Car
Parking Spaces



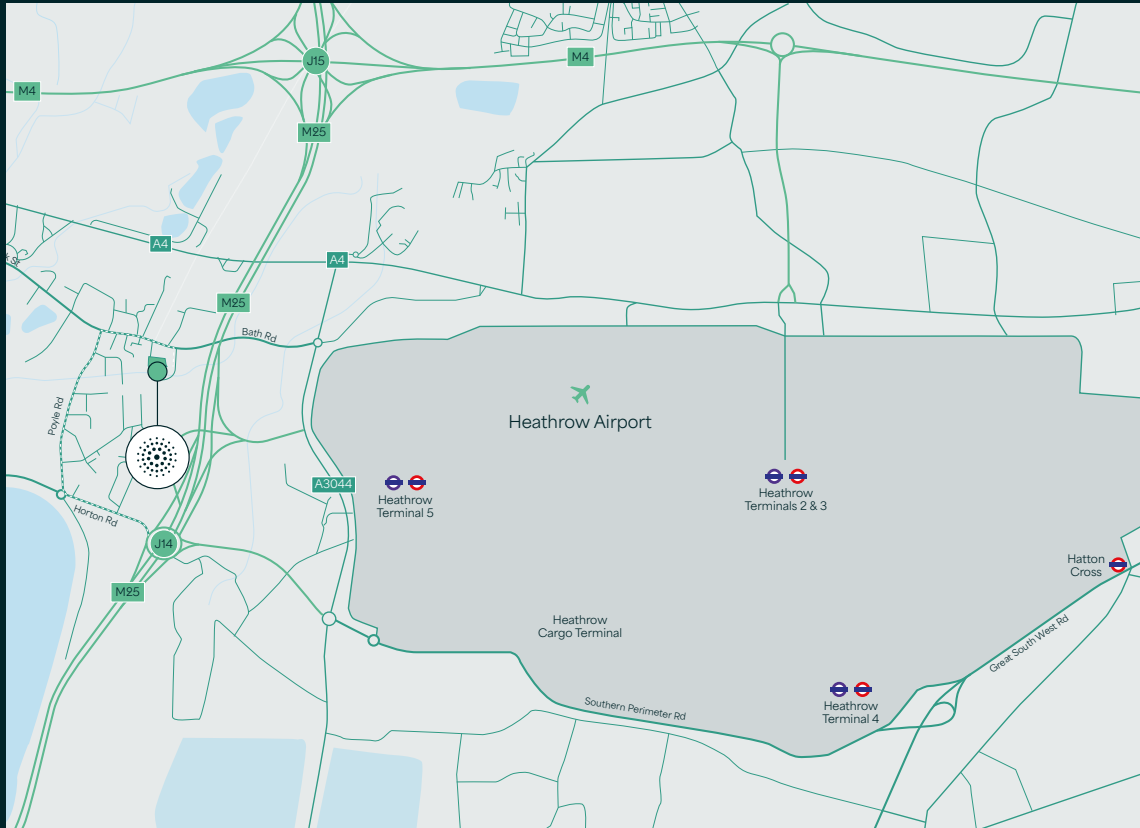
VRF
Comfort Cooling
& Heating





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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