

# ARENA

PARKWAY HEATHROW M4 

WAREHOUSE/INDUSTRIAL UNIT TO LET  
**ACCESS ALL ROUTES**

Worldwide Heathrow Regional M4, M25, M3 Local A40, West London

**Parkway Heathrow M4** is strategically located for national and international companies seeking either headquarter, warehouse, distribution or industrial accommodation with easy access to London Heathrow Airport, the motorway network and Central London.

The Estate is positioned on Cranford Lane, an established business location offering fast, direct access via the A312 to Junction 3 of the M4. Heathrow Airport is only minutes away.

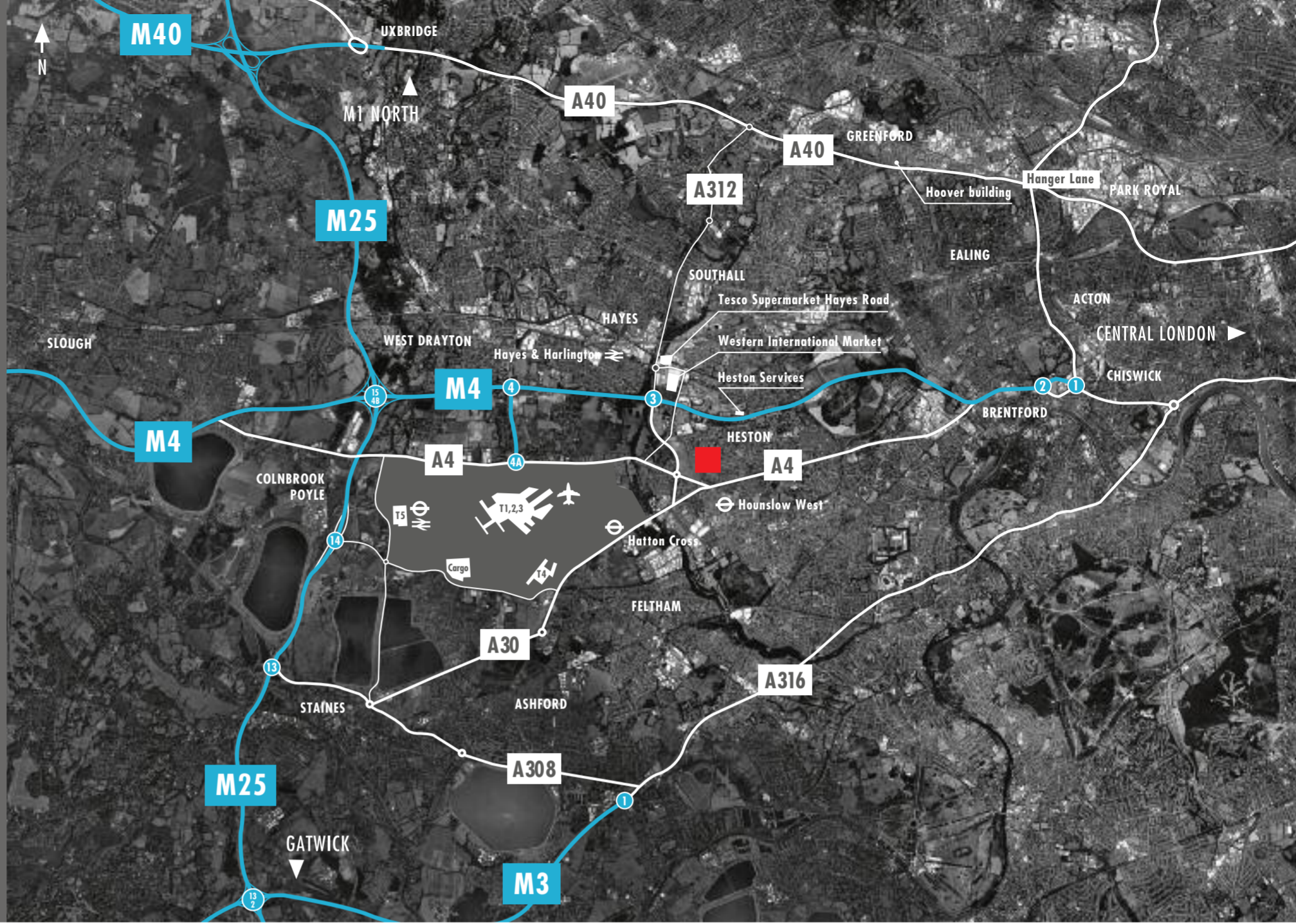
The Arena provides a modern detached warehouse unit of **23,660 sq ft** with a self contained secure yard and benefits from 24-hour security, an on-site management team and surveillance cameras.

[www.ParkwayHeathrowM4.com](http://www.ParkwayHeathrowM4.com)

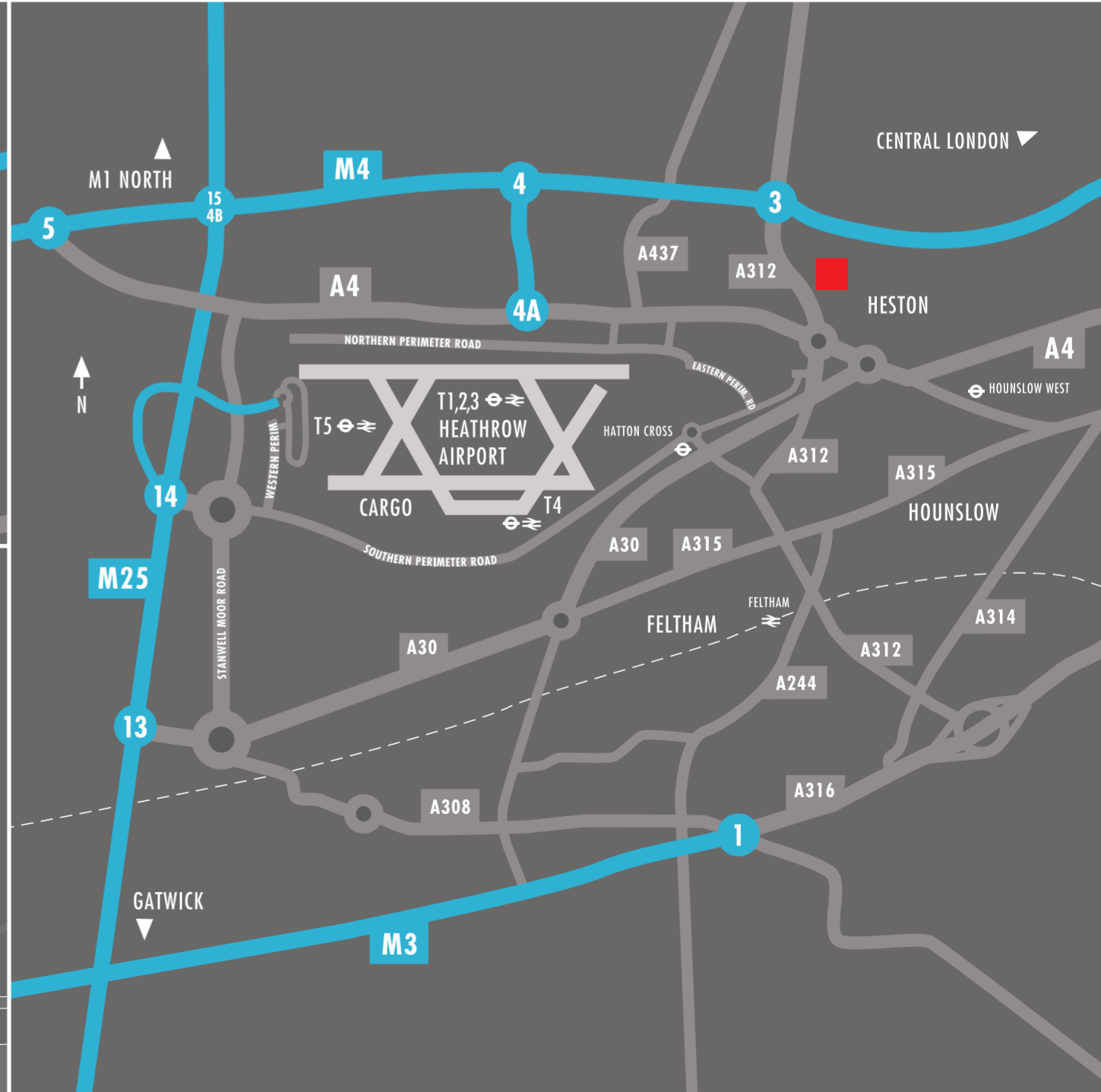
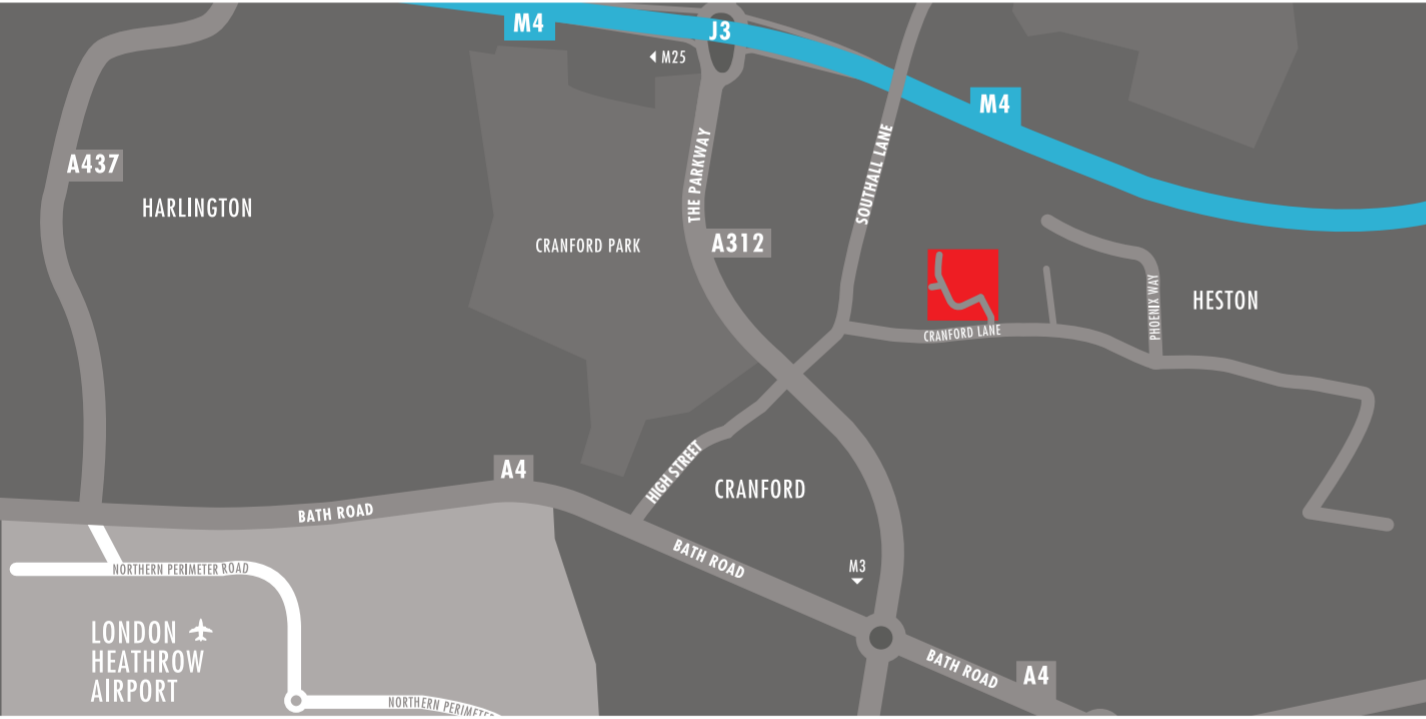


SAT NAV  
TW5 9QA

Destination	Miles	Mins
A40	5.3	13
Cargo Terminal	4.7	10
Terminals 1,2 & 3	4.7	10
Terminal 4	3.6	10
Terminal 5	5.5	15
M4 Jct 3	1.4	6
M25 Jct 15	4.4	9
M3 Jct 1	7.6	18
Central London	13.8	29



Source: Googlemaps



Destination	Miles	Mins
A40	5.3	13
Cargo Terminal	4.7	10
Terminals 1,2&3	4.7	10
Terminal 4	3.6	10
Terminal 5	5.5	15
M4 Jct 3	1.4	6
M25 Jct 15	4.4	9
M3 Jct 1	7.6	18
Central London	13.8	29

Source: Googlemaps



# ARENA

## 24 | 7 | 365



## NEW DISTRIBUTION / WAREHOUSE UNIT

### 23,660 sq ft (2,198 sq m)

#### Description

The Arena is a new high quality warehouse suitable for production, storage, research and development, laboratories and general distribution. It has an impressive reception leading to first floor fully fitted offices. The property is constructed of brick and profile metal composite cladding with double glazed windows fitted with solar shading.

#### Accommodation

The property provides the following approximate gross external floor areas:

Warehouse	20,430 sq ft	1,898 sq m
FF Offices	3,230 sq ft	300 sq m
<b>Total</b>	<b>23,660 sq ft</b>	<b>2,198 sq m</b>

#### Environmental information

- Highly insulated roof and cladding, to reduce heat loss.
- Triple insulated roof lights to mitigate thermal losses.
- Soakaways for excess water to reduce discharge to sewers.
- Rainwater harvesting for toilets and urinals.
- Solar shading to windows to reduce solar gain and cooling load in summer months.
- Efficient heating / cooling system in the offices.
- EPC 'B' Rating.
- Photo-voltaic cells which reduce carbon emissions and generate electricity.

#### Amenities

##### Warehouse

- 8m clear height
- Two up and over electric loading doors
- 200 kVA 3 Phase power supply
- Roof lights to 10% of warehouse floor area
- Floor loading of 50Kn/m2
- Gas connection
- WCs

##### Offices

- Open plan layout
- Full access raised floor
- Suspended ceilings with recess lighting
- Gas central heating
- Double glazed windows
- Passenger lift
- Reception area
- WCs
- Changing / locker room

##### Exterior

- Self-contained property
- Large secure yard
- Access for articulated lorries
- Allocated parking

## Terms

The unit is available on a new Full Repairing and Insuring lease basis. Please contact the joint agents for a detailed financial proposal.



### Andy Harding

Andy.Harding@eu.jll.com

### Melinda Cross

Melinda.Cross@eu.jll.com

### Shaun Rogerson

Shaun.Rogerson@eu.jll.com



### Richard Harman

richard.harman@dtrealestate.eu

### Jessica Parkinson

jessica.parkinson@dtrealestate.eu

[www.ParkwayHeathrowM4.com](http://www.ParkwayHeathrowM4.com)

**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. July 2011.

 **INFRA RED**  
CAPITAL PARTNERS

**VOLUME**