

SEGRO PARK GREEN LANE

TW4 6HB
HEATHROW

PRE-LET OPPORTUNITY IN HEATHROW

Design and build units up to 250,000 sq ft

SEGRO.COM

SEGRO



Computer generated image of Indicative Layout 2 at SEGRO Park Green Lane



Contents

Introduction

TAKING LOGISTICS TO NEW HEIGHTS

A first-class build-to-suit opportunity is coming to SEGRO Park Green Lane.

We're excited to offer up to 261,810 sq ft of Grade A warehouse space, a rare prospect adjacent to Heathrow Airport.

This proposal outlines several indicative layouts to showcase the site's potential. All the designs are flexible and tailorable to your business' individual needs.

Located at the intersection of Green Lane and The Causeway, this privately managed estate is perfectly placed for all kinds of businesses.

With sustainability at its core, a curated landscape, and all kinds of amenities, **SEGRO Park Green Lane is your runway for future success.**



Location

GATEWAY TO
GLOBAL
OPPORTUNITY

Bring your business within international reach in one of the world's largest airport hubs. Right on the doorstep of Heathrow Airport and Heathrow Cargo Centre, SEGRO Park Green Lane provides unrivaled access both to international markets and the broader transport infrastructure.

Within walking distance of Hatton Cross station (Piccadilly Line), it also offers quick access to central London via the M4.

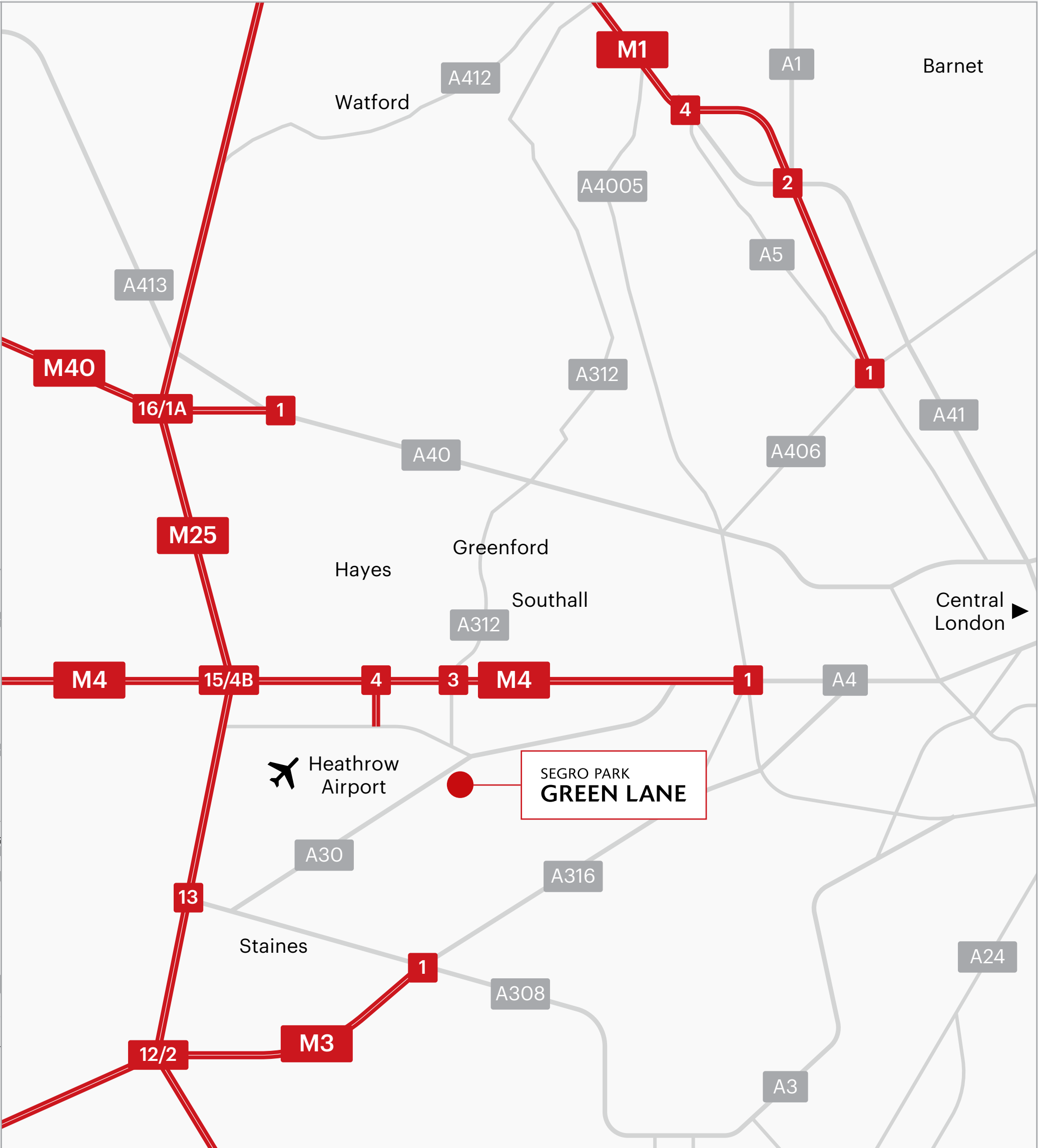
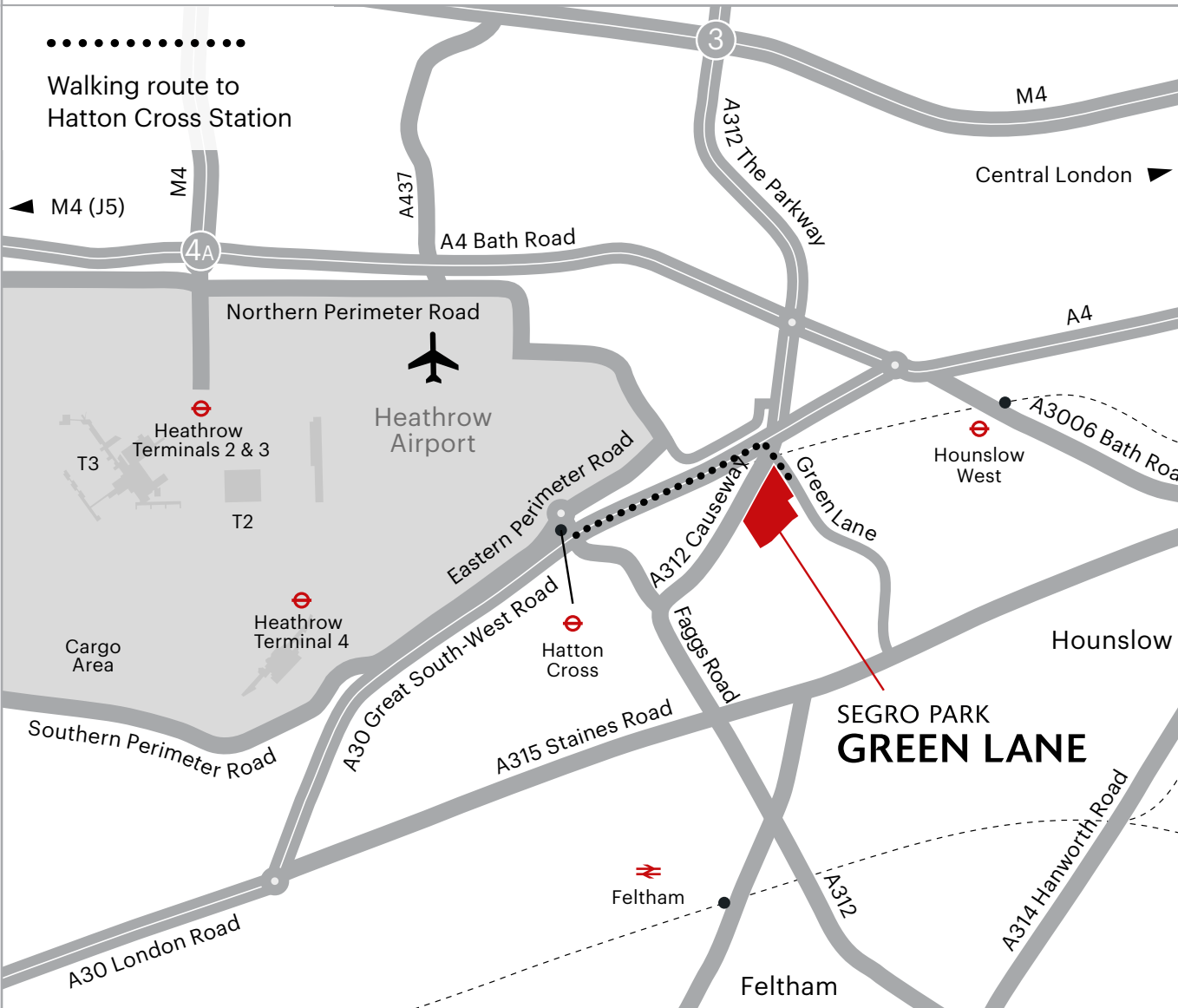
-  Walking distance to Hatton Cross Station: 24 mins
-  12 million consumers within a 1 hour radius
-  8 minute drive to Heathrow Airport (T4)

Source: Google Maps and Smappen

Driving Distances

A30 Great South-West Road	0.2 Miles
A4 Bath Road	0.7 Miles
Hatton Cross 🚶 (Piccadilly Line)	1.2 Miles
Hounslow West 🚶 (Piccadilly Line)	1.5 Miles
M4 (J3)	1.8 Miles
Feltham 🚶	2.1 Miles
Cargo Terminal	3.3 Miles
M25 (J14)	5.2 Miles
M40	10.8 miles
M1	13.9 miles
Central London	19.0 Miles

Source: Google Maps





A30

HATTON CROSS STATION

HEATHROW AIRPORT

SEGRO PARK
GREEN LANE

GREAT SOUTH-WEST ROAD (A30)

CAUSEWAY (A312)

M25 (J13)

GREEN LANE

CENTRAL LONDON
(A4 / M4)

Sustainability & Wellbeing

TAKING ACTION
TOGETHER

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that’s tailored to your specific operational needs.

To find out more about SEGRO’s net-zero ambitions, please visit: [SEGRO.com/responsible-SEGRO/carbon](https://www.segro.com/responsible-segro/carbon)



Unit 2, Auriol Drive



SEGRO Park Hayes



Unit 2, Auriol Drive



SEGRO Park Tottenham

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](https://www.segro.com) for further information.



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