

The background image shows an aerial view of an airport terminal and parking lots, overlaid with a semi-transparent purple filter. A large passenger jet is visible in the sky on the right side. The terminal building has several numbered entrances (1, 2, 3, 4) and a series of windows. A large parking lot filled with cars is on the right, and a road with a few vehicles is in the foreground. A small airplane icon is positioned above the main text.

Heathrow

EASTERN BUSINESS PARK 32 NEW INDUSTRIAL UNITS

AVAILABLE TO LET

READY FOR TAKE OFF

Heathrow are proud to present 32 self-contained light industrial units ranging in size from 3,280 sqft to 6,348 sqft.

The new Grade A units include dedicated service yards, loading areas, car parking and welfare facilities.

The scheme has a targeted completion date of Summer 2026 and is situated in the North East quadrant of the airport, located adjacent to an operational control post, providing direct airside access.

Positioned in a prime location, within close proximity of fantastic connections at Heathrow Airport, the new scheme provides a great opportunity for airport related users to operate from a high quality, modern and sustainable development (BREEAM).



32 SELF-CONTAINED INDUSTRIAL UNITS

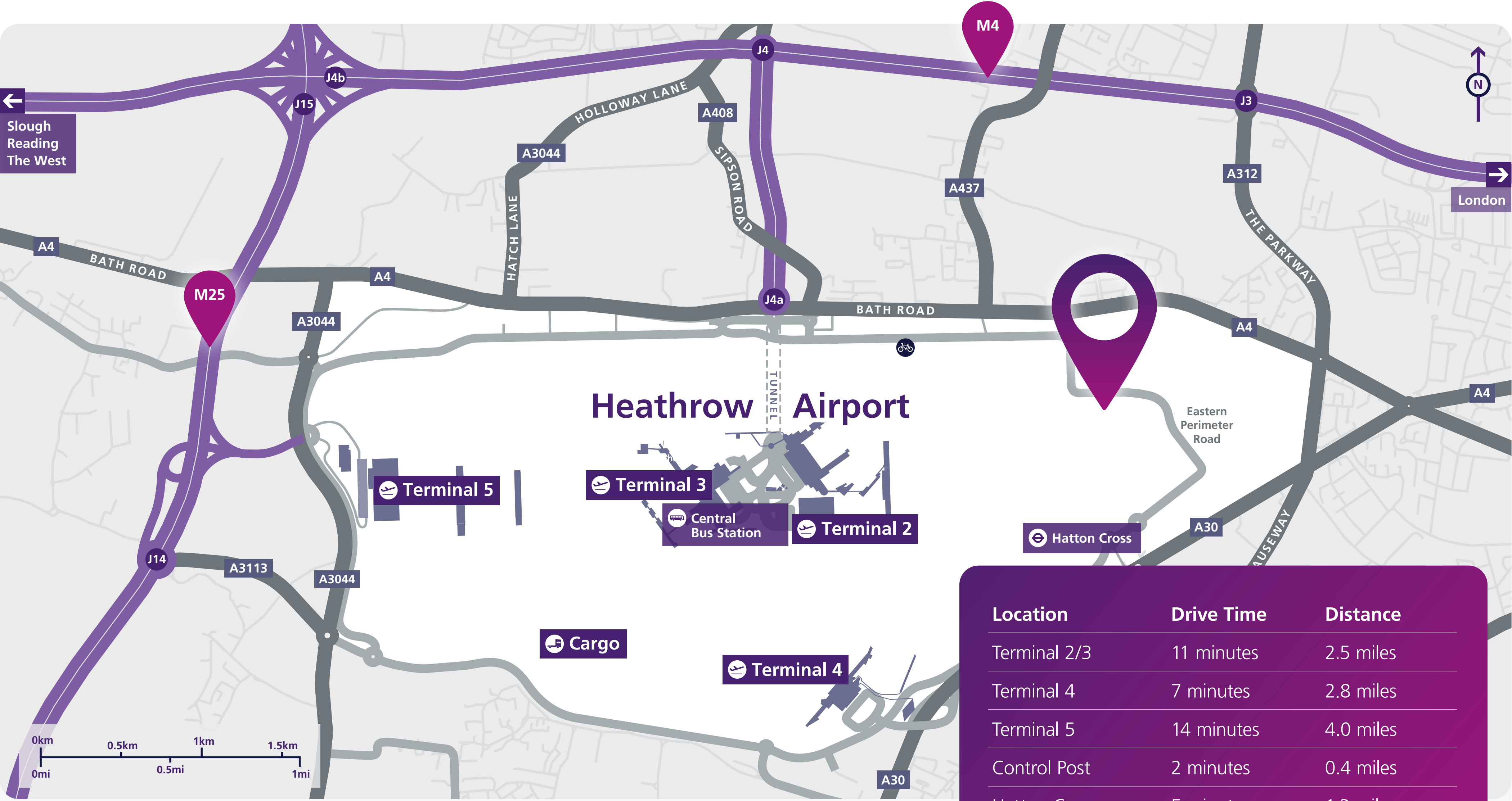


3,280-6,348 SQFT



Summer 2026





LOCATION

Located in the North-East of the Airport, on the Eastern Perimeter Road, the development is situated opposite a staff Car Park and adjacent to a Control Post with quick, local access to the Bath Road, M25 and M4.

Location	Drive Time	Distance
Terminal 2/3	11 minutes	2.5 miles
Terminal 4	7 minutes	2.8 miles
Terminal 5	14 minutes	4.0 miles
Control Post	2 minutes	0.4 miles
Hatton Cross	5 minutes	1.3 miles
M25, J14	15 minutes	4.2 miles
M4, J4a	8 minutes	2.4 miles

BUILT FOR FLIGHT

SMART SPACES TO HELP YOUR BUSINESS SOAR

EPC A and BREEAM Excellent

Building Unit Class – B2, B8 and E(g)

24-hour secure gated estate with onsite security/facilities management

Units will have internal mezzanine floors (50% projection / height clearance up to 6m)

Height clearance of up to 10m (fitted with kitchenette/toilet/welfare facilities)

Units will be able to accommodate modern utilities such as an electric air source heat pump solution, subject to tenant alterations

Allocated parking bays with infrastructure service provision for installation of EV chargers

Every unit will have an electrically operated loading door into the yard area for level access

The loading capacity for the ground floor is 35kn/m²; a capacity of 5kN/m² on the mezzanine floor

Secure bike storage, included as part of the wider estate





WAREHOUSE SPACE

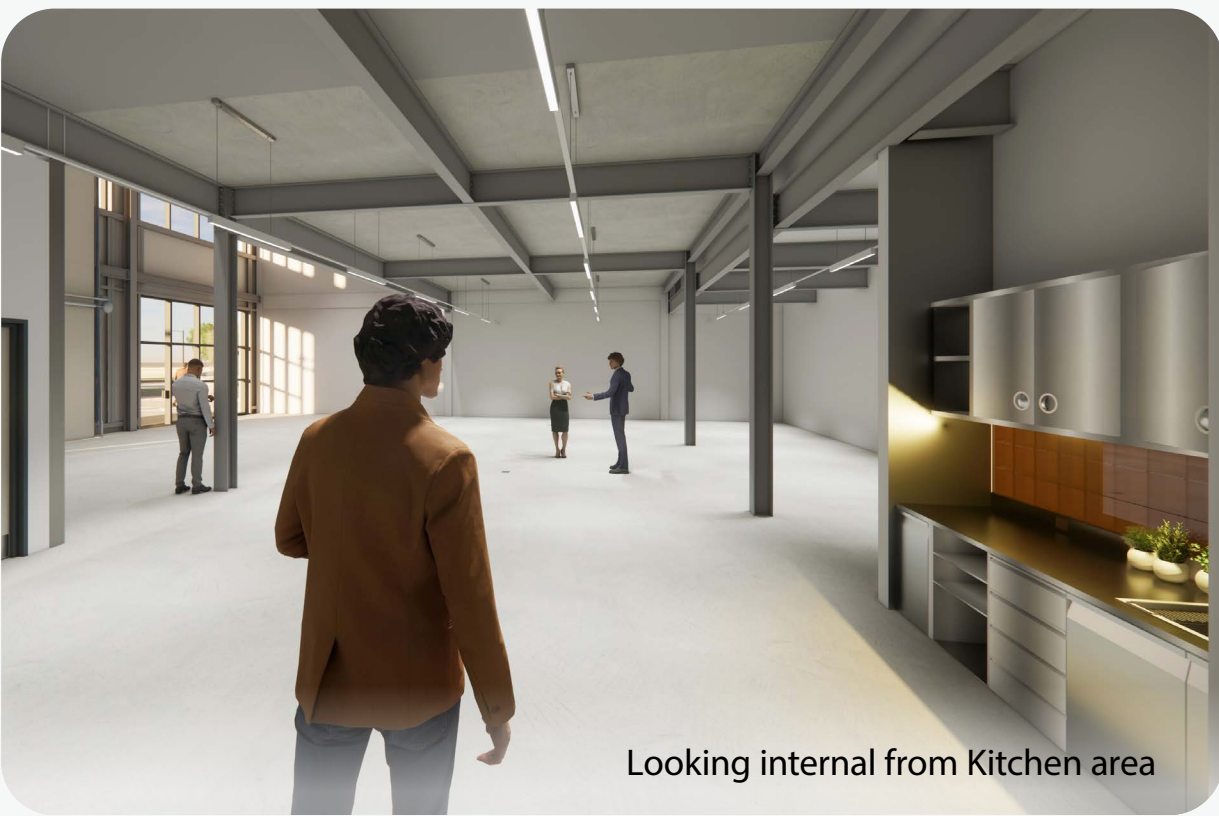
From inside, looking towards kitchen area



Facing inwards from shutter



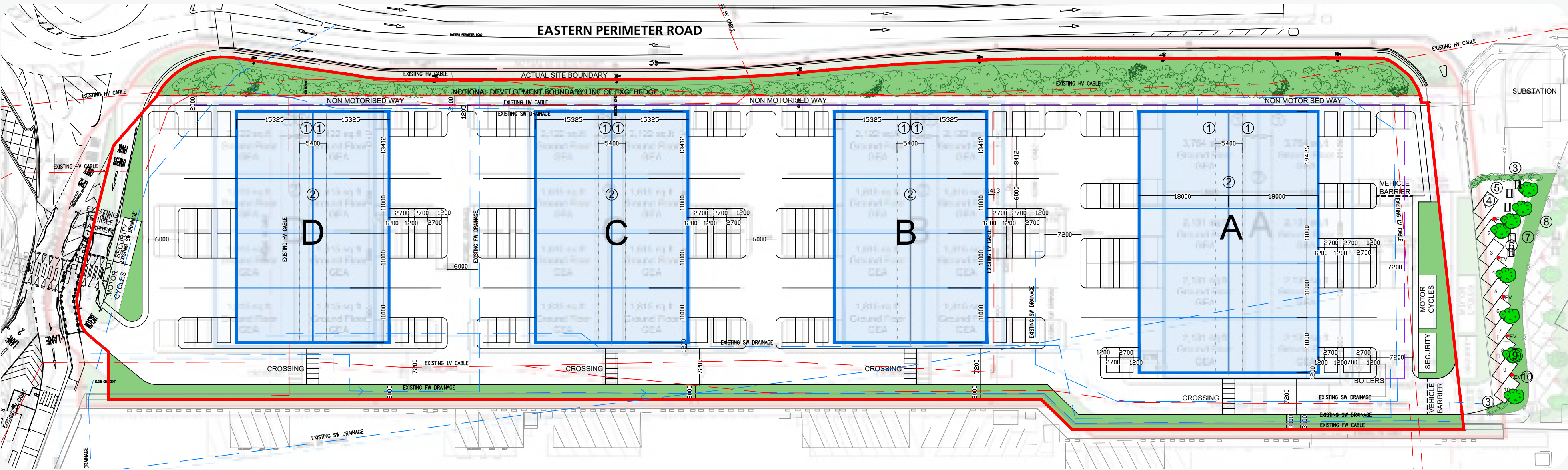
Birds eye view looking at mezzanine area



Looking internal from Kitchen area

FIT FOR THE FUTURE

ACCOMMODATION AND SITE



Building D

Split into 8 units from 3,280 sqft

GEA (Gross External Area)
Ground Floor 15,132 sqft

50% Mezzanine 12,356 sqft

Total: 27,488 sqft

Building C

Split into 8 units from 3,280 sqft

GEA (Gross External Area)
Ground Floor 15,132 sqft

50% Mezzanine 12,356 sqft

Total: 27,488 sqft

Building B

Split into 8 units from 3,280 sqft

GEA (Gross External Area)
Ground Floor 15,132 sqft

50% Mezzanine 12,356 sqft

Total: 27,488 sqft

Building A

Split into 8 units from 3,912 sqft

GEA (Gross External Area)
Ground Floor 20,147 sqft

50% Mezzanine 16,979 sqft

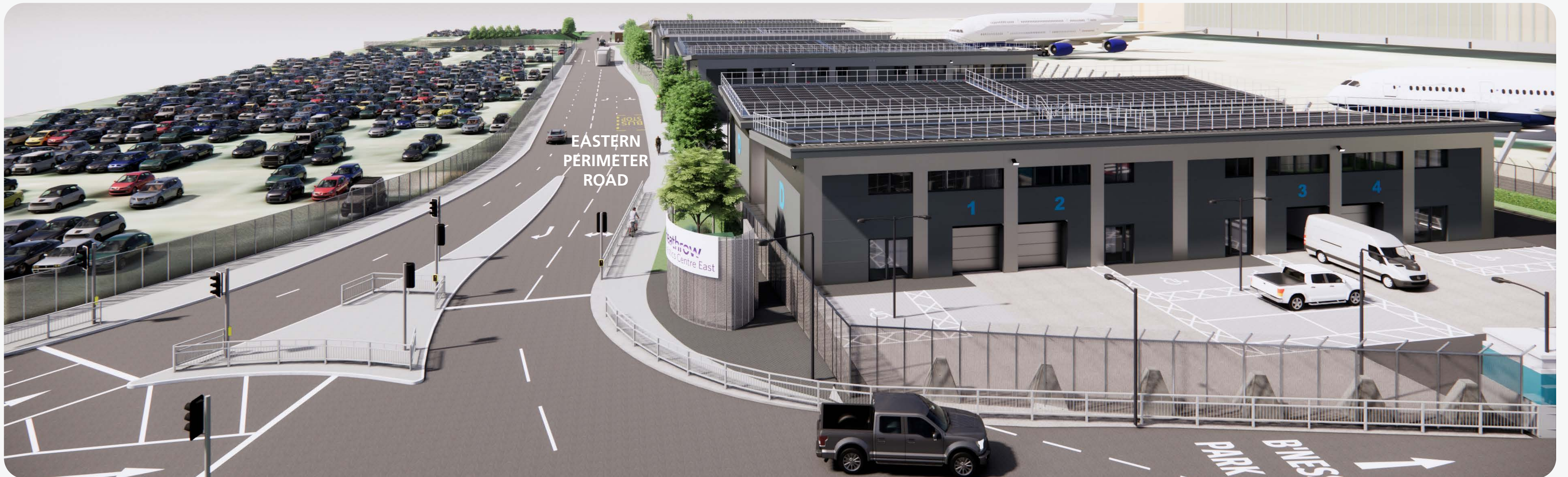
Total: 37,126 sqft

FLEXIBLE OPTIONS AS STANDARD

INDIVIDUAL UNIT SIZES

Building A		Ground Floor sqft	Mezzanine sqft	Total sqft
	Unit A8	3,439	2,909	6,348
	Unit A7	2,131	1,781	3,912
	Unit A6	2,131	1,781	3,912
	Unit A5	2,372	2,019	4,391
	Unit A4	2,373	2,018	4,391
	Unit A3	2,131	1,781	3,912
	Unit A2	2,131	1,781	3,912
	Unit A1	3,439	2,909	6,348
	Total	20,147	16,979	37,126
Building B		Ground Floor sqft	Mezzanine sqft	Total sqft
	Unit B8	1,967	1,625	3,592
	Unit B7	1,816	1,464	3,280
	Unit B6	1,816	1,464	3,280
	Unit B5	1,967	1,625	3,592
	Unit B4	1,967	1,625	3,592
	Unit B3	1,816	1,464	3,280
	Unit B2	1,816	1,464	3,280
	Unit B1	1,967	1,625	3,592
	Total	15,132	12,356	27,488

Building C		Ground Floor sqft	Mezzanine sqft	Total sqft
	Unit C8	1,967	1,625	3,592
	Unit C7	1,816	1,464	3,280
	Unit C6	1,816	1,464	3,280
	Unit C5	1,967	1,625	3,592
	Unit C4	1,967	1,625	3,592
	Unit C3	1,816	1,464	3,280
	Unit C2	1,816	1,464	3,280
	Unit C1	1,967	1,625	3,592
	Total	15,132	12,356	27,488
Building D		Ground Floor sqft	Mezzanine sqft	Total sqft
	Unit D8	1,967	1,625	3,592
	Unit D7	1,816	1,464	3,280
	Unit D6	1,816	1,464	3,280
	Unit D5	1,967	1,625	3,592
	Unit D4	1,967	1,625	3,592
	Unit D3	1,816	1,464	3,280
	Unit D2	1,816	1,464	3,280
	Unit D1	1,967	1,625	3,592
	Total	15,132	12,356	27,488
Total Site		65,543	54,047	119,590



FINAL CHECKS

FURTHER
INFORMATION

Rent

On application.

Lease Term

Flexible, subject to contract.

Service Charge

A final service charge budget will be issued post completion of the site services tender.

VAT

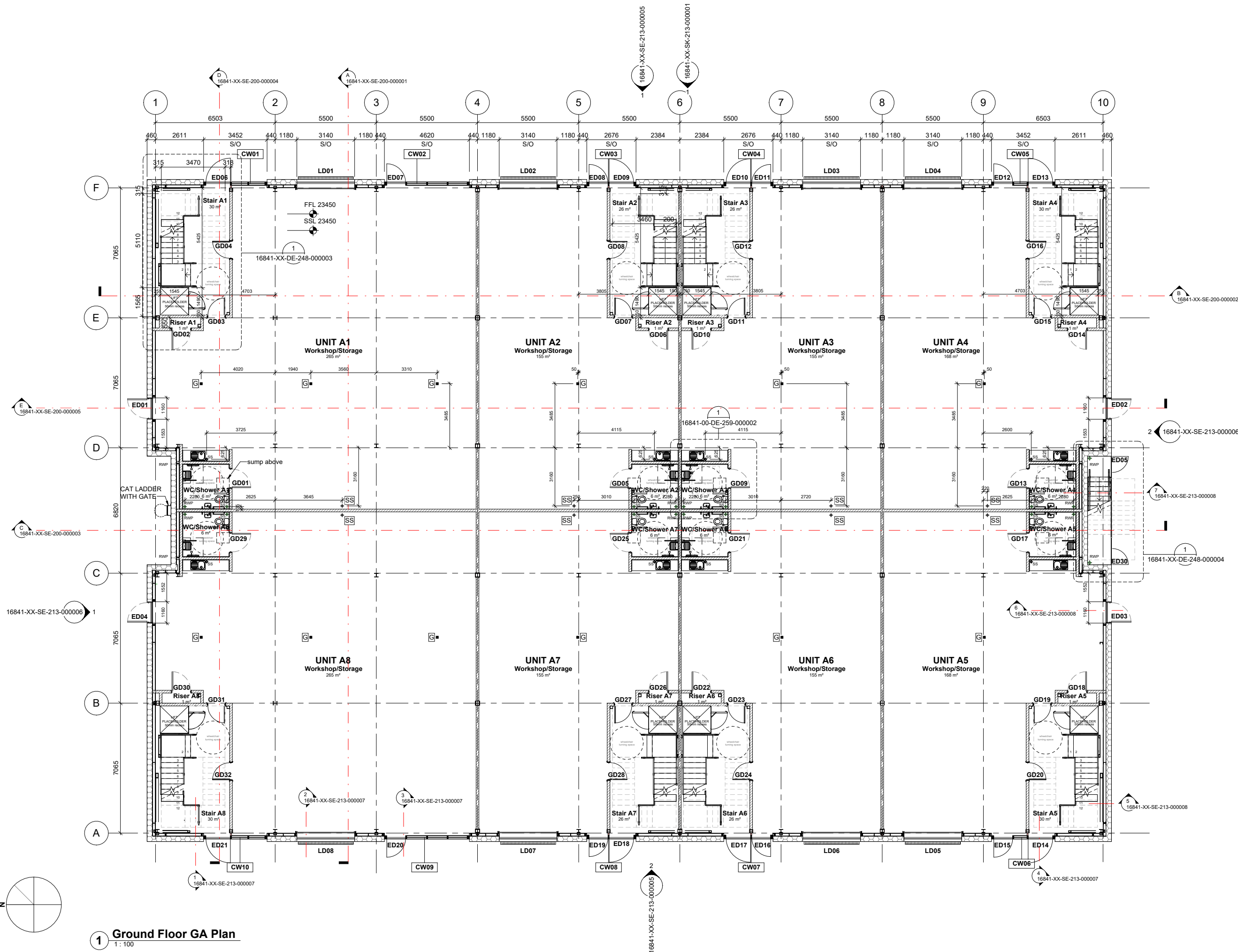
All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquires with The London Borough of Hillingdon.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



For further information or to arrange
a site visit in early 2026, please contact:
Luke.Cox@Heathrow.com
and Property@Heathrow.com

Disclaimer

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- (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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