

Poyle New Cottages, Old Bath Road,  
Colnbrook, Berkshire  
SL3 0NT



**Greenlight** Colnbrook



**TO LET**

Brand New Industrial / Warehouse Unit  
41,851 Sq Ft (3,888 Sq M)  
Available Early 2024

# The Greenlight for sustainable urban logistics development

Greenlight utilises the latest environmentally friendly technologies, targeting BREEAM Outstanding and EPC A+ reducing costs to the occupier and minimising environmental impact.

The unit has increased steelwork loading capacity to accept additional PV panels across the roof.

**BREEAM Target Outstanding**

**EPC Target A+**

**Net Zero Carbon in Operations for Base Build**

**Photovoltaic Panels Installed**

**Highly Efficient Thermal Envelope**

**EV Charging Infrastructure for All Spaces**

**Cycle Parking**

**Low Air Permeability**


**Reduced CO2 Emissions**


**10% Roof Lights**








# Go for an exceptional specification


- 


1 Euro Dock Door  
1 Dock Door
- 


3 Level Access
- 


11m Eaves Height
- 


Fitted Kitchenette
- 


35m Secure Yard
- 


500 KVA Power Supply
- 


External Well Being Area
- 


LED Lighting
- 


50 Kn Floor Loading
- 


39 Car Parking Spaces
- 

Secure Site
- 

Rainwater Harvesting
- 

6,394 Sq Ft Cat A Offices
- 

Steel Frame Construction
- 

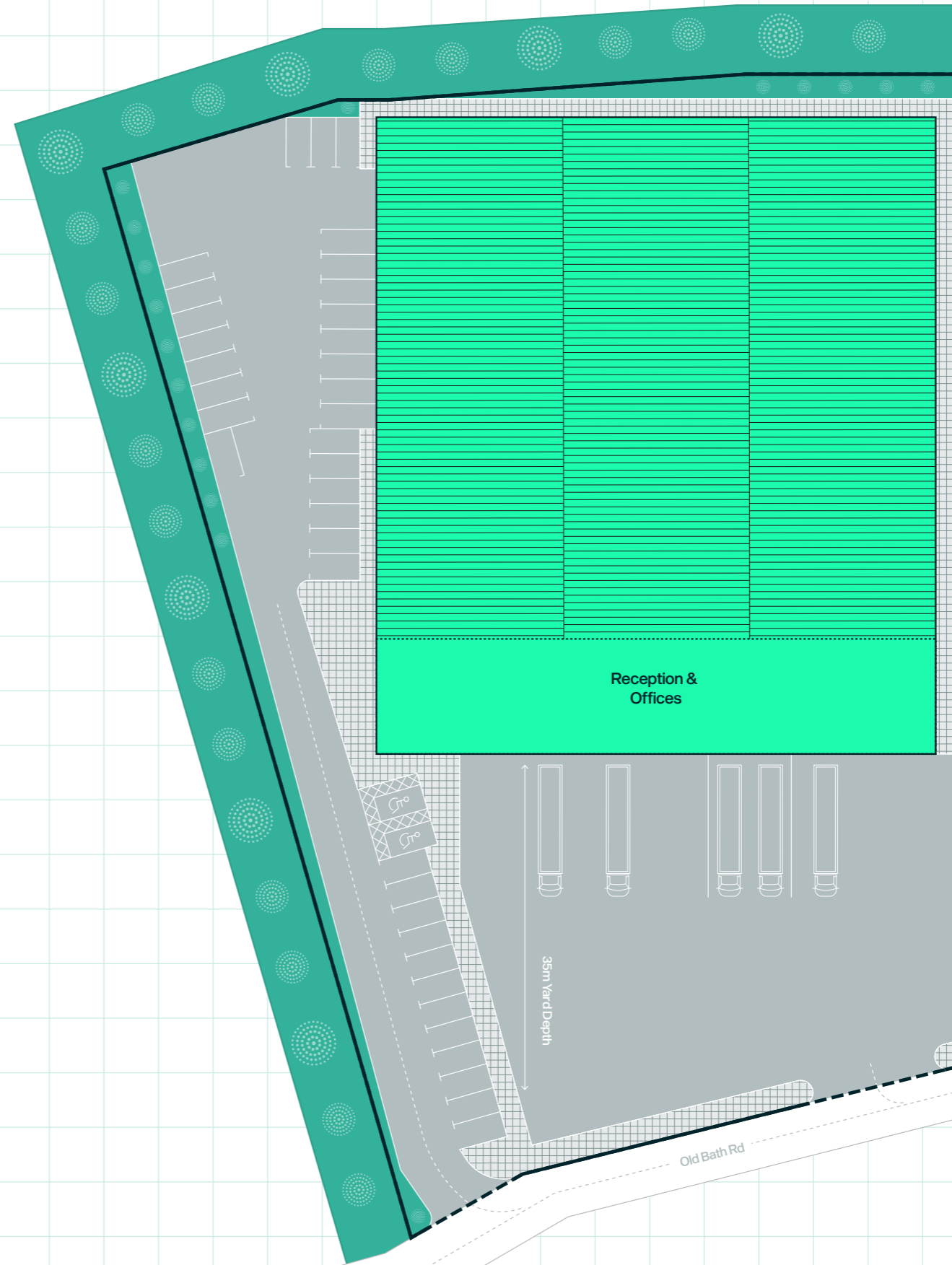
4 EV Charging Spaces
- 

Air Source Heat Pumps & VRF

Greenlight Colnbrook will comprise a brand new detached industrial / warehouse unit within its own self contained secure site. Built with sustainability and operational efficiency in mind the unit will benefit from 11 metre eaves height, 2 dock and 3 level access doors in a prime Heathrow / West London location.

Unit	Sq M <sub>GEA</sub>	Sq Ft <sub>GEA</sub>
Warehouse	3,294	35,457
First Floor Office	594	6,394
<b>Total</b>	<b>3,888</b>	<b>41,851</b>

\*Approximate GEA areas





Location

# Give distribution the Greenlight

**13,456,572**  
People can be reached within a 60 minute drive time

**81.8%**  
Of the local population are economically active

The site is ideally located directly off of the M25 J14, with immediate access into all of London, whilst being strategically outside of the ULEZ (ultra low emissions zone). It is also linked to the wider UK motorway network, with M40 Junction 4A just 12 minutes away and Junction 4B of the M4 just 6 minutes away.

**26,000+**

People within Berkshire work in manufacturing

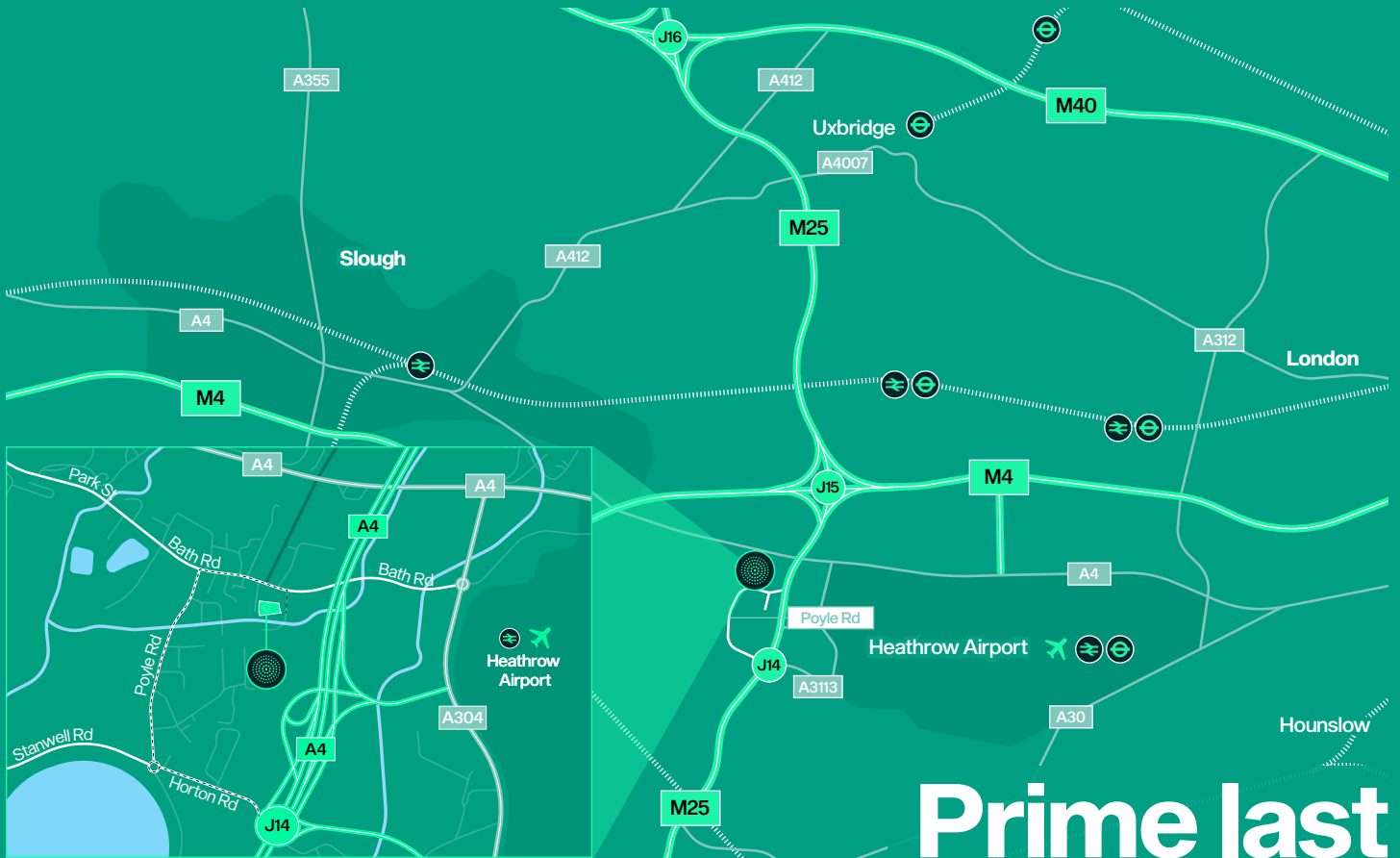
Situated right next door to Heathrow Airport, this well established logistics location allows easy access to the Cargo Centre, only 10 minutes away, ideal for airport related business.

**22,000+**

People work in transport and storage in Berkshire

Sources: nomisweb.co.uk





# Prime last mile location

## By Car (Minutes)

05 mins - M25 Junction 14

08 mins - M4 Junction 4B

10 mins - Cargo Terminal

55 mins - London City Centre

## By Rail (Miles)

2.6 miles - Wrybury Station

3.4 miles - Heathrow T5

3.4 miles - Langley Station

4.1 miles - Iver Station

## By Air (Miles)

03 miles - London Heathrow

35 miles - London Luton

40 miles - London Gatwick

103 miles - Birmingham Airport

## Planning Use

Use Class B2, B8, E(g)(iii)

Client funds advised by **DELANCEY Coltham**

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For more detailed information please visit [greenlight-colnbrook.com](http://greenlight-colnbrook.com)

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