

Pre-let opportunity

Central Park Prime

STAINES ROAD
FELTHAM TW4 5DJ

Bespoke units providing from
19,000 sq ft up to 160,000 sq ft



The Opportunity

Central Park Prime will provide an exciting opportunity to occupy best in class brand new industrial / warehouse units, situated on an established secure estate with 24 hour security.

An extensive redevelopment programme is proposed to provide modern highly sustainable, efficient and flexible warehouse and office space.

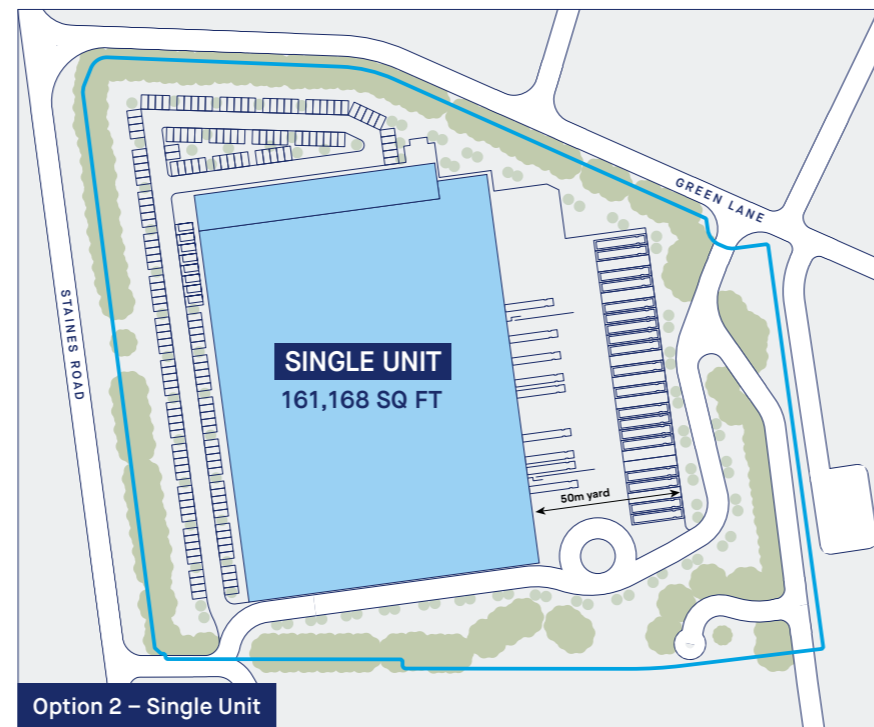
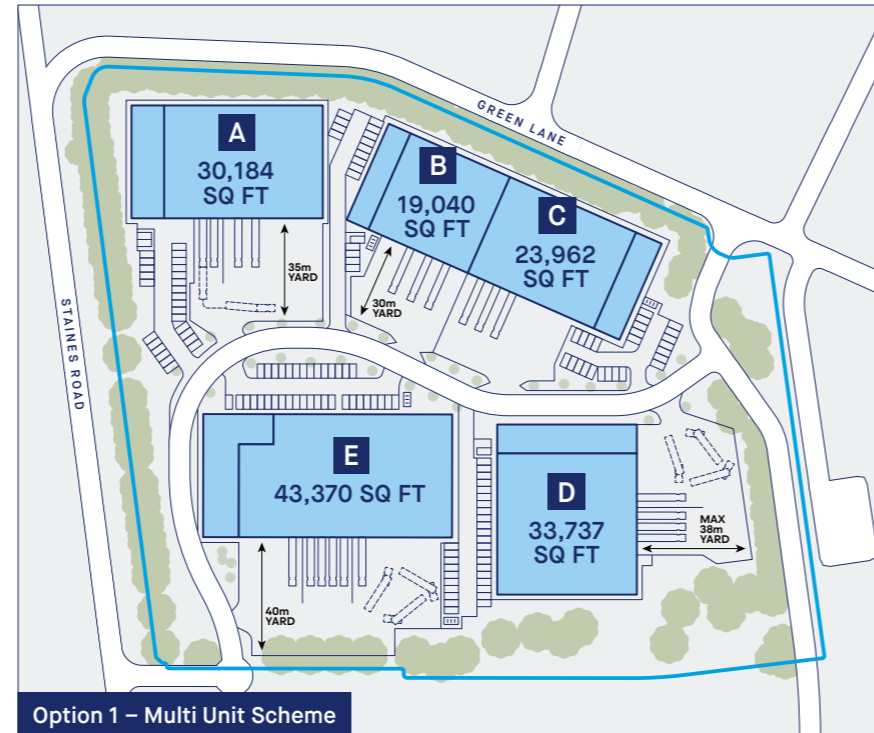
- Central Park Prime will provide up to 160,000 sq ft in a single unit or individual units from 19,000 sq ft
- Strategic location with quick access to Heathrow Airport and Central London
- Unrestricted 24/7 access and use
- 24 hour on-site gated security
- A range of local amenities and public transport access

Specification

- Up to 12m eaves
- Dock and level access loading
- C. 10% offices at first floor
- Secure fenced yards
- Detached units

Proposed Eco Initiatives

- Net Carbon Zero development proposed both embodied and operational
- 30% improvement in CO₂ emissions over building regulation requirements
- 10% reduction in CO₂ emissions through the use of Low & Zero Carbon (LZC) technologies
- EPC 'A' rating
- BREEAM 'Very Good' rating
- Roof mounted photovoltaic (PV) panels
- High efficiency LED lighting with automatic presence and daylight switching
- Enhanced roof lights for increased natural warehouse lighting
- Electric charging points

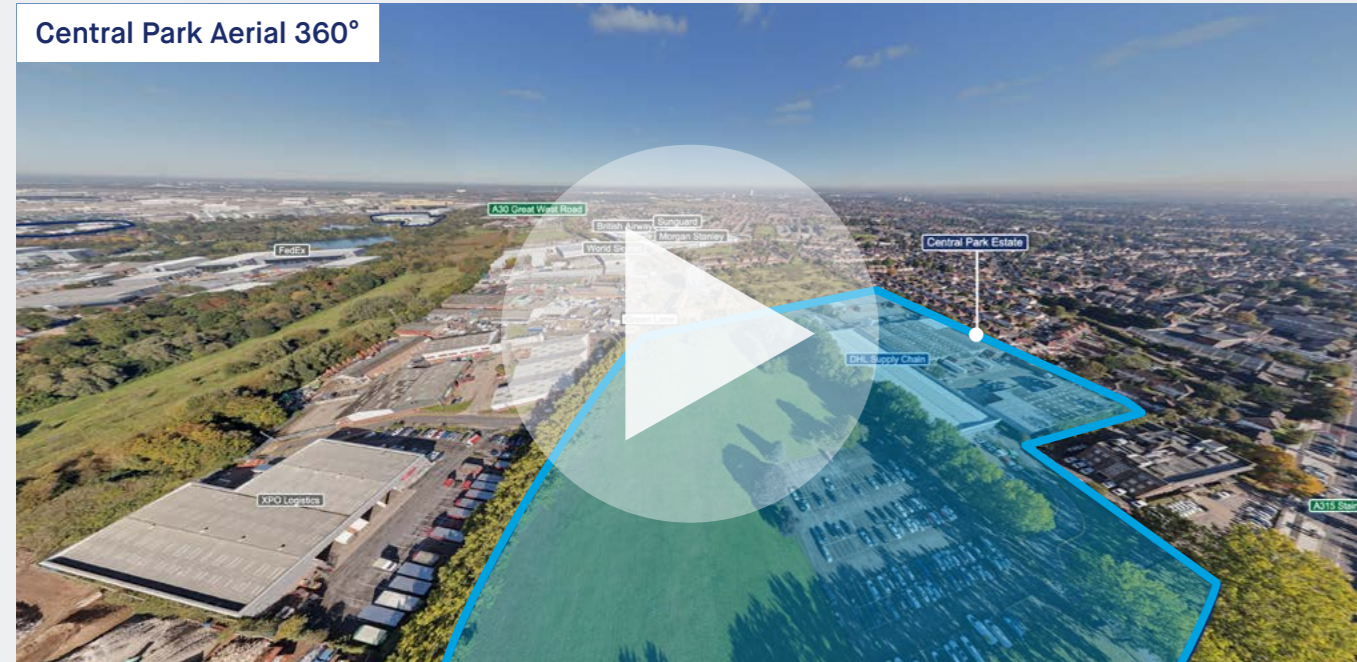
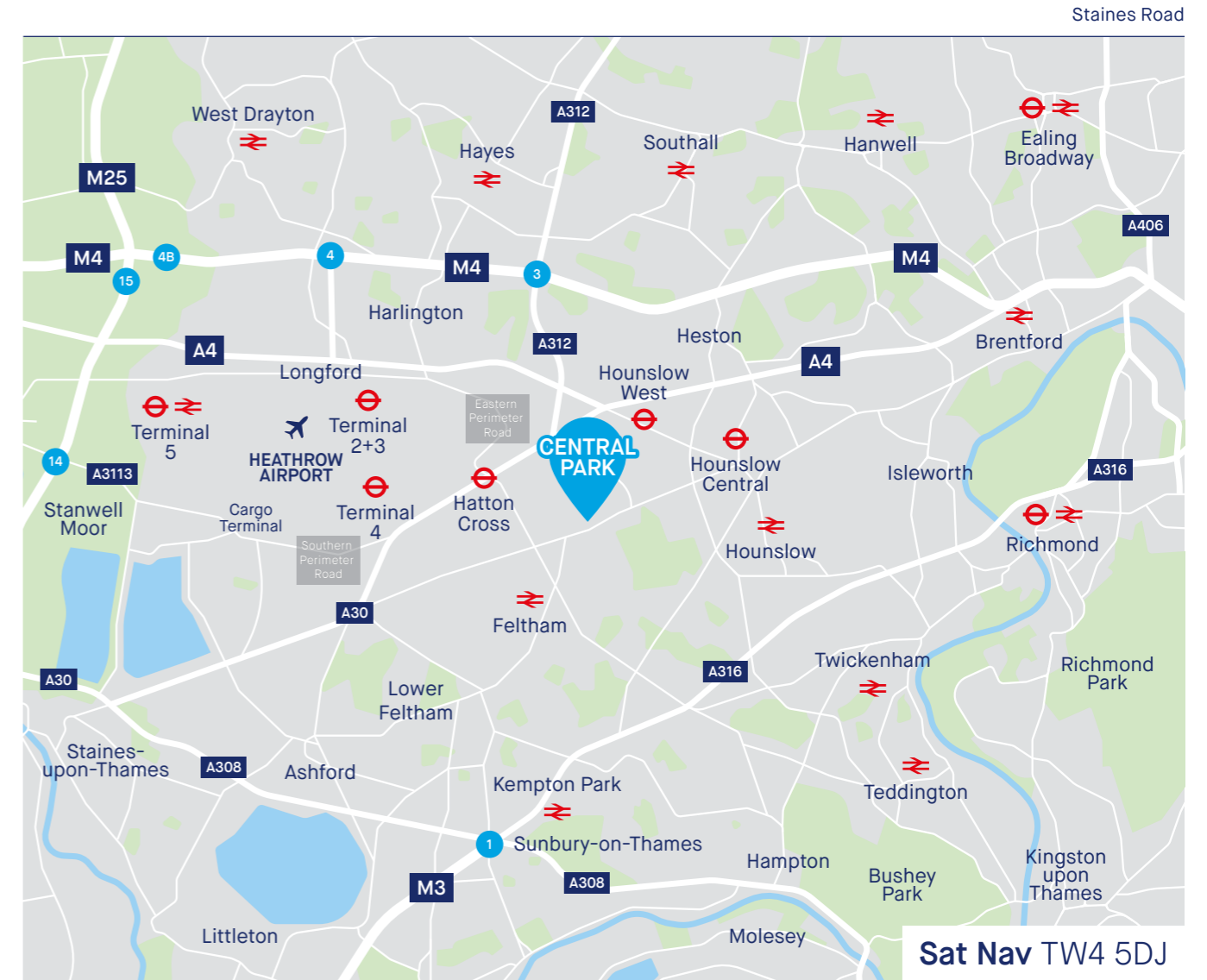


Location

Central Park's excellent and central position in North Feltham provides direct access to Heathrow Airport, West London and the motorway network.

Bus stops are situated outside the gates to the park, and with Hatton Cross transport interchange and Feltham Railway Station, Central Park provides excellent public transport links.

At Central Park you will be in good company joining DHL, XPO Logistics, Hertz and Nippon Gases.



Travel distances



Terms

The units will be available on Full Repairing and Insuring Leases, on terms to be agreed. Contact the agents for a bespoke detailed financial proposal.

Contact

For more information, please contact the joint agents:



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