

Staines Road
TW4 5DJ

prime

CENTRAL PARK, HEATHROW

Four new build, best-in-class
sustainable logistics buildings
from 33,000 - 64,000 sq ft

 TRITAX
LONDON LOGISTICS FUND

CLOSER TO EVERYTHING

Built for quality, sustainability and connectivity, Prime Central Park combines best-in-class design with an efficient and flexible working environment. Its strategic location makes it within easy reach of central London, Heathrow and the main arterial routes in and out of West London.

8 MINS

Drive to M4
junction 3

10 MINS

Drive to Heathrow
Cargo Terminal (4 miles)

13 MINS

Drive to M3
junction 1

15 MINS

Drive to M25
junction 15



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SITE PLAN



- 1 On-site café
End of journey facilities
Bike store
- 2 Security hut
- 3 Bike hire facility

TOWARDS M3

TOWARDS
HEATHROW
& M4

GREEN LANE

EXIT

UNIT B

OFFICE SPACE

FIRST FLOOR MEZZANINE

UNIT A

OFFICE SPACE

FIRST FLOOR MEZZANINE

UNIT C

OFFICE SPACE

FIRST FLOOR MEZZANINE

UNIT D

OFFICE SPACE

FIRST FLOOR MEZZANINE

3

1

2

STAINES ROAD

ENTRANCE

STAINES ROAD



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SPECIFICATION & ACCOMMODATION



360° lorry
turning



Up to 50kn/m²
floor loading



Secure site with 24
hour on-site gated
security

UNIT	GROUND	FIRST	SECOND*	MEZZ	TOTAL	POWER	MINIMUM CLEAR INTERNAL HEIGHT	DOCK LEVEL LOADING DOORS	GROUND LEVEL LOADING DOORS	CAR PARKING SPACES	YARD DEPTH
A	46,866	6,705	3,121	7,374	64,066	1.2MVA	14m	4	2	33 (inc 2 DDA and 8 EVC)	40m
B	20,978	4,402	2,594	4,897	32,872	410kVa	12.5m	2	2	19 (inc 2 DDA and 6 EVC)	34m
C	38,911	7,158	3,433	7,610	57,113	900kVa	14m	4	2	30 (inc 2 DDA and 10 EVC)	40m
D	23,583	4,068	1,883	4,800	34,344	410kVa	12.5m	2	2	20 (inc 2 DDA and 8 EVC)	34m

Accommodation schedule and specification GEA (sq ft)

*Second floor 70/30 split plant deck (70% approx) and office/meeting/breakout (30% approx)



CGI image



CGI image

SETTING A NEW STANDARD

Prime Central Park benefits from a best-in-class sustainable design. From photovoltaic panels and high efficiency LED lighting, to living walls, green roofs and 4.5 acres of green space. It aims to deliver BREEAM Outstanding (targeted) and EPC A+ rating.



Targeting
BREEAM
Outstanding
and EPC A+



35% on site carbon
reduction in line with
GLA's "Be Lean, Be
Clean and Be Green"



New public cycle
and pedestrian
routes and
amenity areas



Sustainable
urban drainage
and habitat
creation



Living walls, green
roofs and over
4 acres of green
space



High efficiency
LED lighting with
PIR sensors



Renewable technologies
such as air source
heat pumps and
photovoltaic panels,
to reduce running costs



Roof lights to 10%
of the warehouse
area to maximise
natural daylight and
wellbeing



Sitewide provision
of 16 double electric
vehicle charging
points to serve 32
vehicles



145 new trees
being planted
across the site



AN EXCELLENT AND CENTRAL POSITION

Prime 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, Prime Central Park provides excellent transport links.



10 MINS **10 MINS**

Heathrow
Cargo Terminal

Heathrow
Terminal 4



8 MINS

M4 junction 3
(2.3 miles)

11 MINS

A316
(2.6 miles)

15 MINS

M25 junction 15
(6.7 miles)



7 MINS

Hatton Cross
station

10 MINS

Hounslow West
Station



116 117 235 635

Bus routes to and from Brentford, Sunbury,
Staines and Ashford situated outside the
gates to the park

///early.candy.sunset



DEMOGRAPHICS

LOCAL CUSTOMERS (2023)

Total population
(within 30 minute drive):
2,001,947

Total population
(within 60 minute drive):
7,671,220

INTERNATIONAL CUSTOMERS (2024)

London Heathrow set a new annual record with
passenger numbers reaching
83.9 MILLION

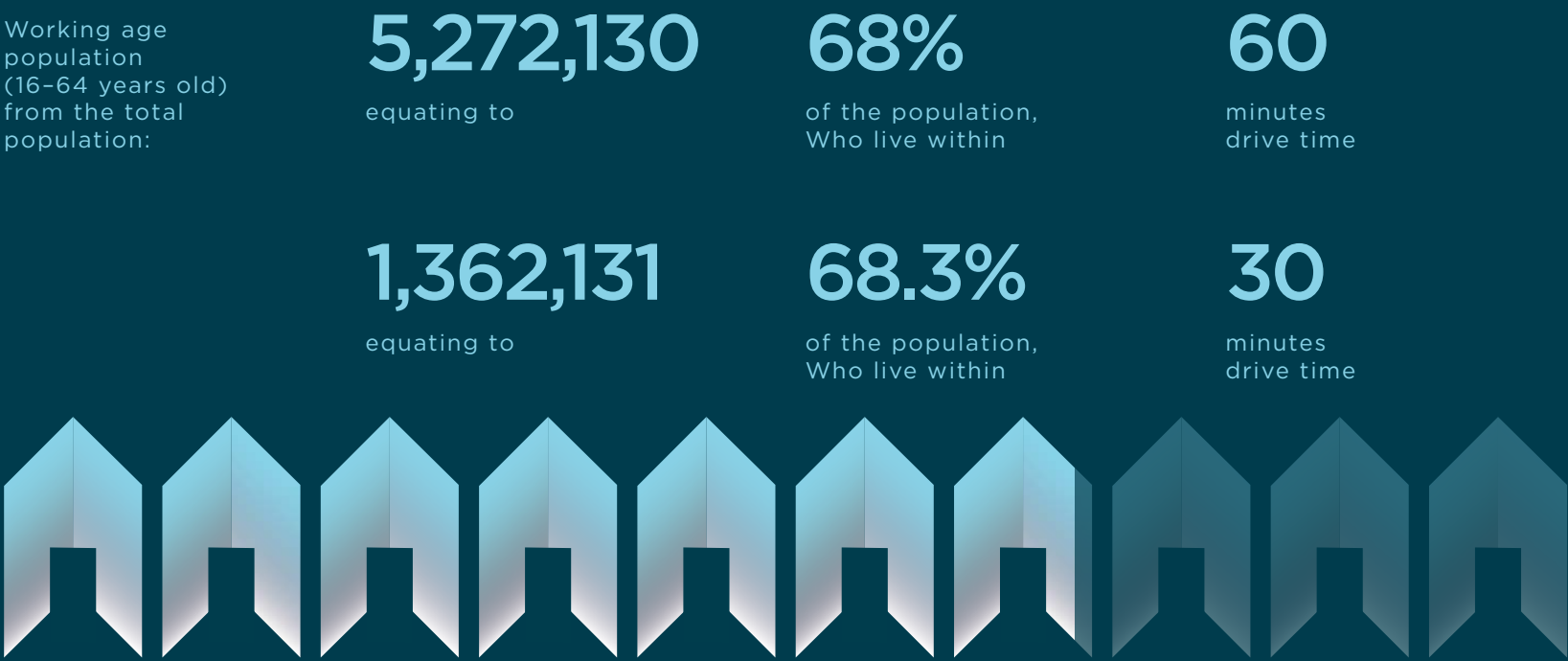


650

Flight arrivals
per day
at London
Heathrow

Sources: British travel news, Heathrow.com

LABOUR FORCE (2023)



ECONOMIC ACTIVITY (2023)

1,052,215

economically
active people
within 30
minute drive

4,129,151

economically
active people
within 60
minute drive



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GET IN TOUCH

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