

MIA

4 EXCEPTIONAL LOGISTICS UNITS BOASTING
AIR TIGHT SPACES

CAMPUS / HQ / LAKESIDE OPPORTUNITY

22,947 - 58,256 SQ FT - PC MARCH 2026

DEVELOPED BY



Wrenbridge



FIERA
REAL ESTATE



Welcome to our premier commercial warehouse scheme strategically situated in close proximity to Heathrow Airport, one of the world's busiest international airports. Our four-unit warehouse complex offers a combined space of 154,873 square feet, providing an unparalleled opportunity for businesses to thrive.



Unlock Global Opportunities: ‘Air’ Offers Key Access to International Markets.

AIR TIGHT SPECS.

MASTERPLAN



M25 J13
3.6 MILES 5 MINS



UNIT 1 PRE-LET TO	SQ FT
GROUND FLOOR	51,970
FIRST FLOOR OFFICE	6,286
TOTAL (GEA)	58,256
12M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
400KVA POWER	
45M YARD DEPTH	

UNIT 2	SQ FT
GROUND FLOOR	20,161
FIRST FLOOR OFFICE	2,786
TOTAL (GEA)	22,947
12M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
175KVA POWER	
24M YARD DEPTH	

UNIT 3	SQ FT
GROUND FLOOR	26,717
FIRST FLOOR OFFICE	4,058
TOTAL (GEA)	30,775
12M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
220KVA POWER	
33M YARD DEPTH	

UNIT 4	SQ FT
GROUND FLOOR	38,719
FIRST FLOOR OFFICE	4,177
TOTAL (GEA)	42,895
12.5M CLEAR INTERNAL HEIGHT	
FM1 GRADE WAREHOUSE FLOOR	
350KVA POWER	
35M YARD DEPTH	

ENTRANCE

ENTRANCE



DOWNLOAD
MASTERPLAN HERE

HEATHROW
1.2 MILES 3 MINS

A breath of fresh Air: Green & Connected Development Leads the Way in Sustainability

AIR at Heathrow

Unlock new potential with Air Heathrow, your gateway to global expansion. Located in one of the world's busiest airport hubs, Air Heathrow offers unmatched access to logistics, distribution, and international trade.

Renewable Energy

Integration of renewable energy sources, such as photovoltaic panels on the units, allows the generation of clean, renewable electricity onsite, reducing reliance on fossil fuels.



BREEAM 'Excellent'

This status promises an array of benefits, including reduced environmental impact, enhanced energy efficiency, and a commitment to sustainable practices, ensuring both economic savings and ecological stewardship.

Net Zero Carbon Scheme

By effectively mitigating carbon emissions, Air Heathrow promotes environmental sustainability and demonstrates a commitment to combating climate change while fostering economic resilience.

EPC A+

Exceptional energy performance, leading to significant cost savings & reduced carbon footprint promotes Air Heathrow as a sustainable operational model that aligns with the environmental goals and regulatory standards.

Green Spaces

The integration of green spaces, amenities, and landscaped areas serve to enrich biodiversity, enhance air quality, and offer occupants inviting recreational spaces, providing a healthier and more sustainable environment.

Cubic Capacity

TOTAL STORAGE CAPACITY IN CUBIC FEET	
UNIT 1	622,728 FT ³
UNIT 2	241,680 FT ³
UNIT 3	345,792 FT ³
UNIT 4	481,562 FT ³

Eaves Height

UNIT 1	12.0 METRES
UNIT 2	12.0 METRES
UNIT 3	12.0 METRES
UNIT 4	12.5 METRES

Racking Layouts

UNIT 1	Download here
UNIT 2	Download here
UNIT 3	Download here
UNIT 4	Download here

Pallet Spaces

EURO PALLET SPACES	
UNIT 1	7,707
UNIT 2	2,619
UNIT 3	3,471
UNIT 4	5,901

*BASED OFF EURO PALLET (1200X800MM)
WITH WIDE AISLE RACKING LAYOUT

Mezzanine

ABILITY TO MEZZANINE UP
TO THREE LEVELS

Sky's the limit.

In addition to its advantageous proximity to the cargo terminals at Heathrow Airport, our warehouse units boast convenient access to other key points essential for efficient operations. Situated within close reach of major motorways and rail networks, including the M4 and M25, our facility offers seamless connectivity to the broader transportation infrastructure.

LOCATION



LOCATION	DISTANCE	JOURNEY
M25 / J13	3.6 MILES	5 MINS
M3 / J2	6.5 MILES	10 MINS
HEATHROW TERMINAL 4	1.2 MILES	3 MINS
HEATHROW CARGO TERMINAL	1.7 MILES	5 MINS
M4 / J4B	7.3 MILES	11 MINS
M40 / J1A	20 MILES	30 MINS
M1 / J6A	35 MILES	40 MINS
CENTRAL LONDON	16.9 MILES	40 MINS



LOCATION	JOURNEY
LONDON PADDINGTON	33 MINS (HEATHROW EXPRESS)
ACTON TOWN	37 MINS (PICCADILLY LINE)
BOND STREET	42 MINS (ELIZABETH LINE)
HAMMERSMITH	46 MINS (PICCADILLY LINE)
PICCADILLY CIRCUS	52 MINS (PICCADILLY LINE)

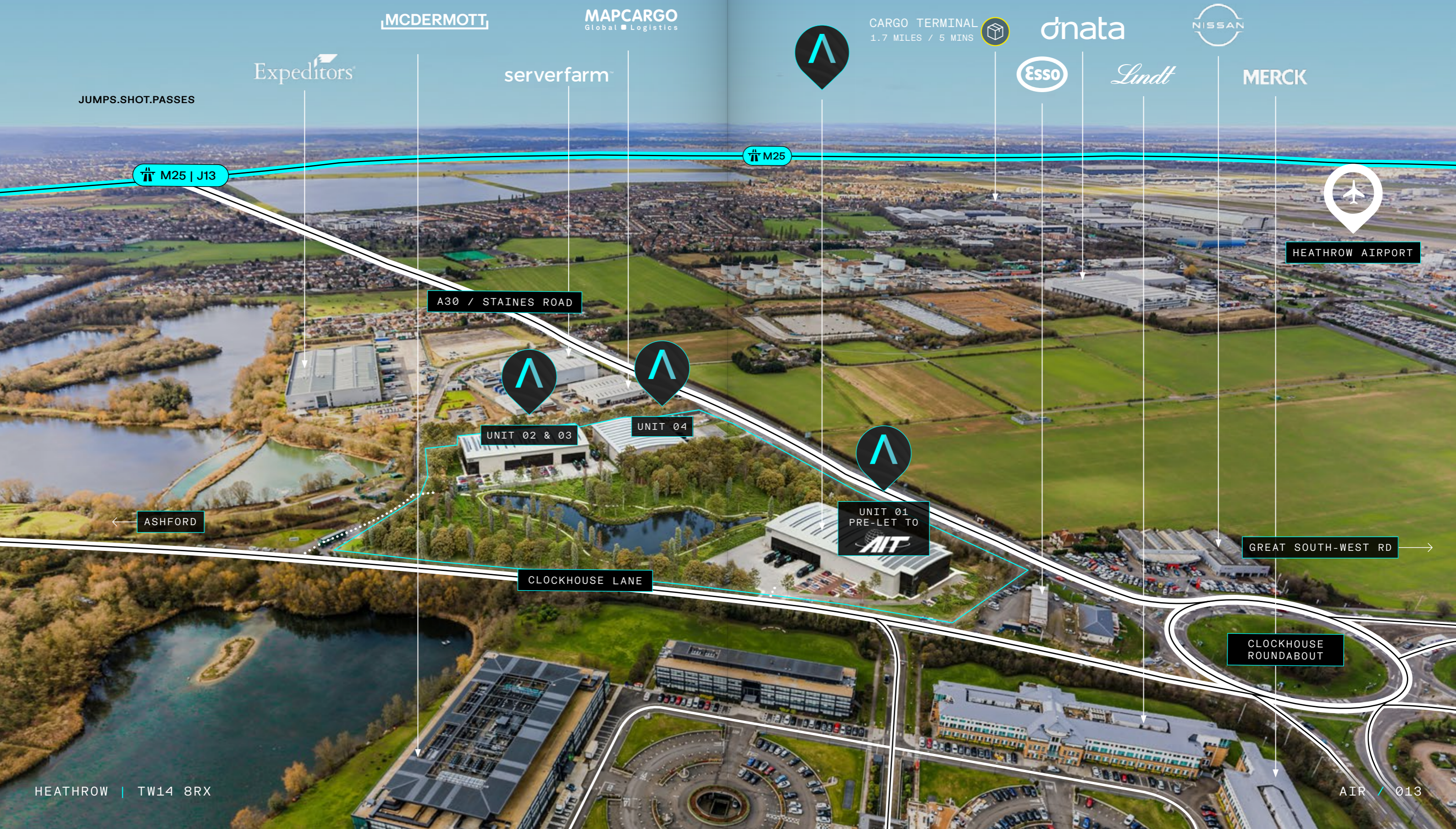
FROM HEATHROW TERMINAL 4



Clear the air for Logistics.

LOCATION

Discover limitless potential with Air Heathrow, your gateway to global expansion. Nestled in the heart of one of the world's busiest airport hubs, Air Heathrow provides unparalleled access to international markets. Seamlessly connected to Heathrow Airport, businesses here enjoy unrivalled convenience for logistics operations and client interactions.



MCDERMOTT

MAPCARGO
Global Logistics

Expeditors

serverfarm

CARGO TERMINAL
1.7 MILES / 5 MINS

dnata

NISSAN

Esso

Lindt

MERCK

JUMPS.SHOT.PASSES

M25 | J13

M25

HEATHROW AIRPORT

A30 / STAINES ROAD

UNIT 02 & 03

UNIT 04

UNIT 01
PRE-LET TO
AIT

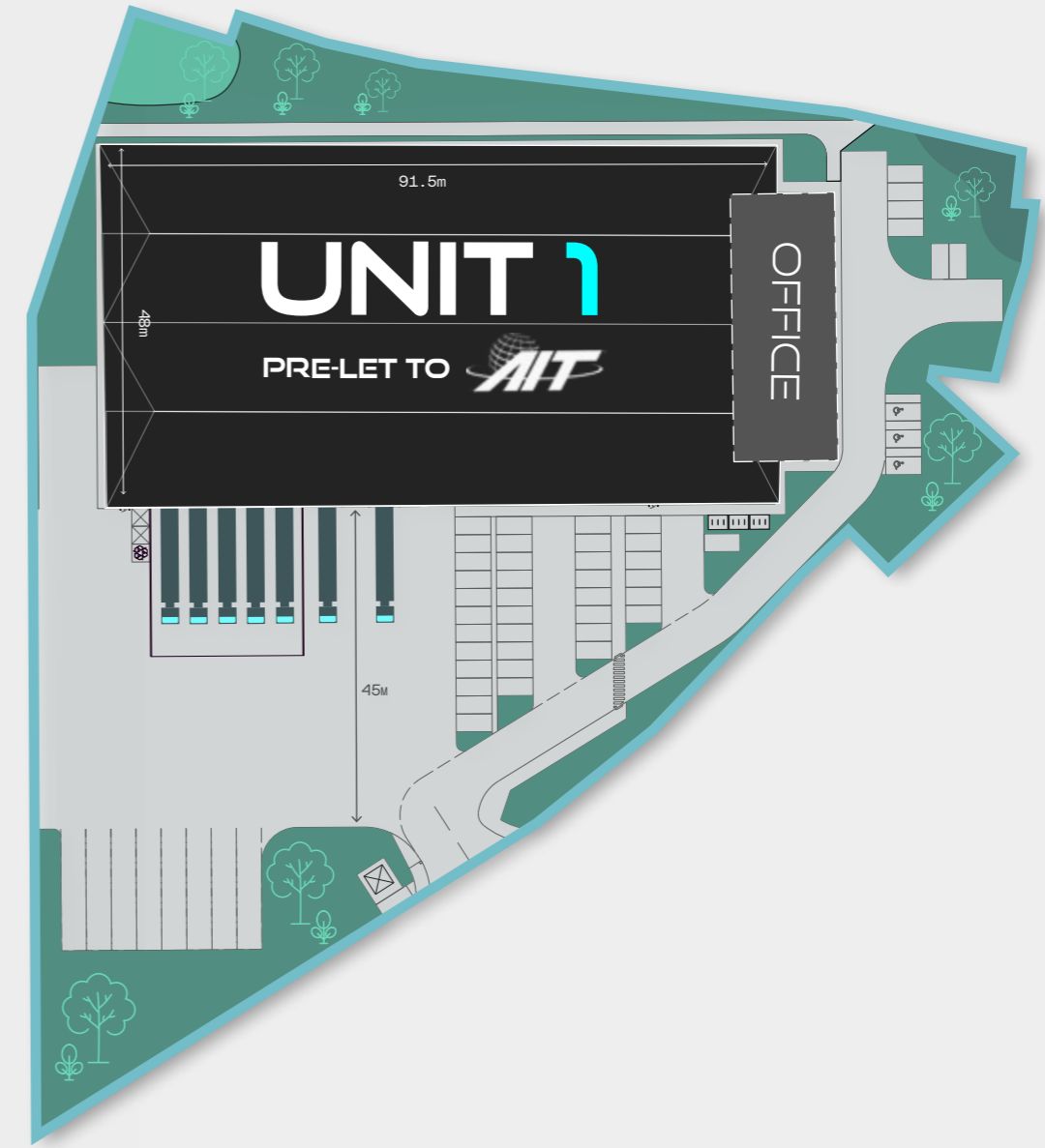
ASHFORD

GREAT SOUTH-WEST RD

CLOCKHOUSE LANE

CLOCKHOUSE
ROUNDBOUT

Unit 1



51,970 SQ FT

GROUND FLOOR











400KVA POWER 

6,286 SQ FT

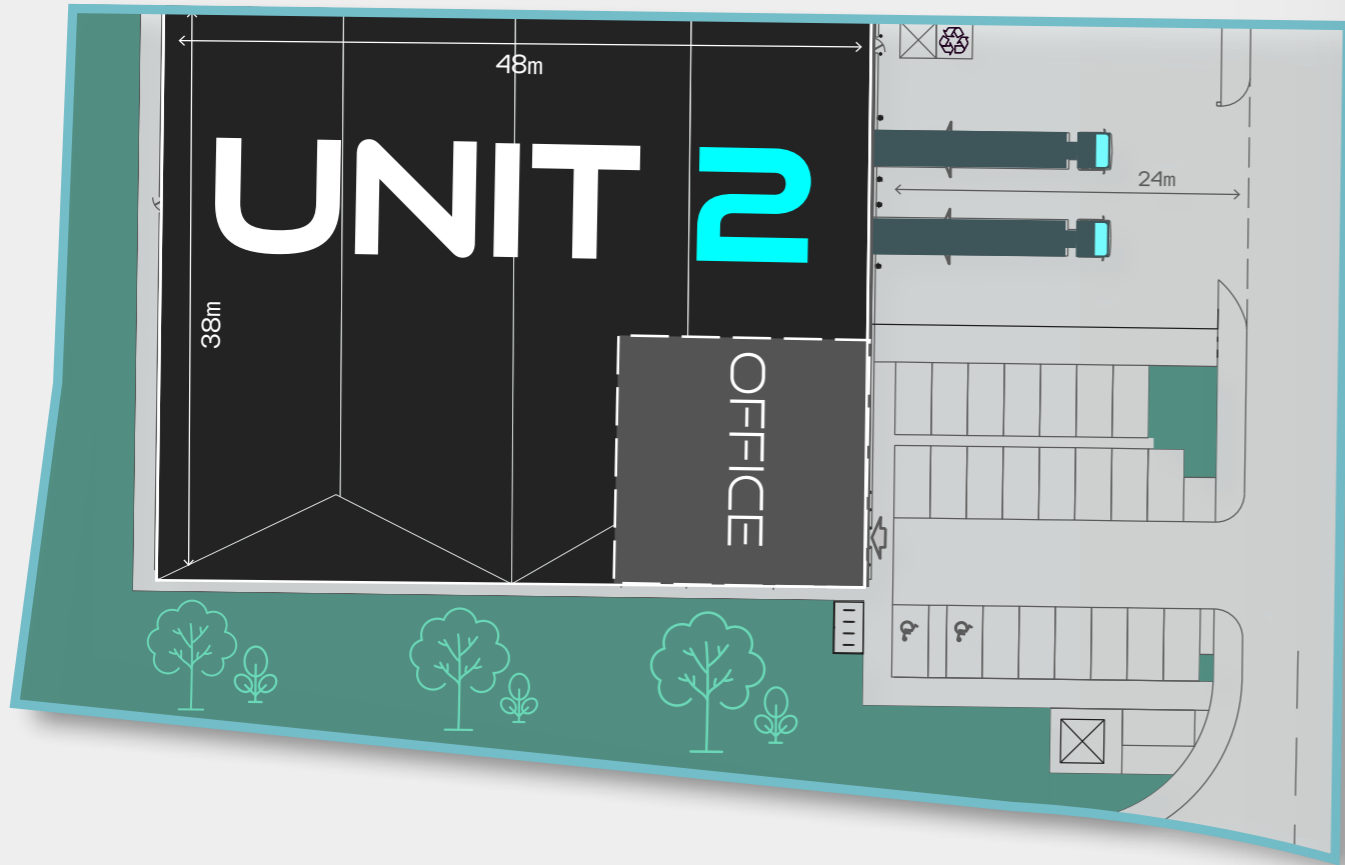
FIRST FLOOR OFFICE

58,256 SQ FT

TOTAL (GEA)

 12M CLEAR INTERNAL HEIGHT	 5 DOCK LEVEL LOADING DOORS	 2 LEVEL ACCESS LOADING DOORS	 45M YARD DEPTH	 8 HGV PARKING SPACES
 46 CAR PARKING SPACES	 5 EV CHARGING POINTS	 PV PANELS	 CYCLE SHELTERS	 1ST FLOOR OFFICE

Unit 2



20,161 SQ FT

GROUND FLOOR

175KVA POWER



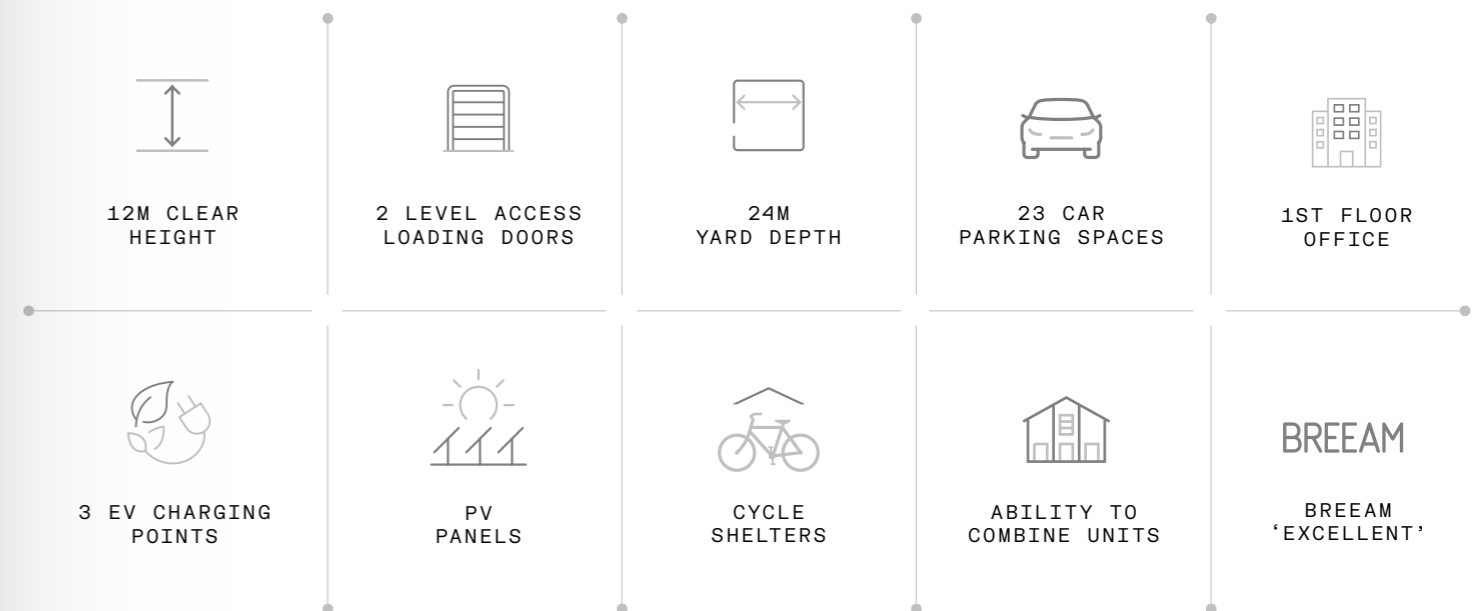
2,786 SQ FT

FIRST FLOOR OFFICE

22,947 SQ FT

TOTAL (GEA)

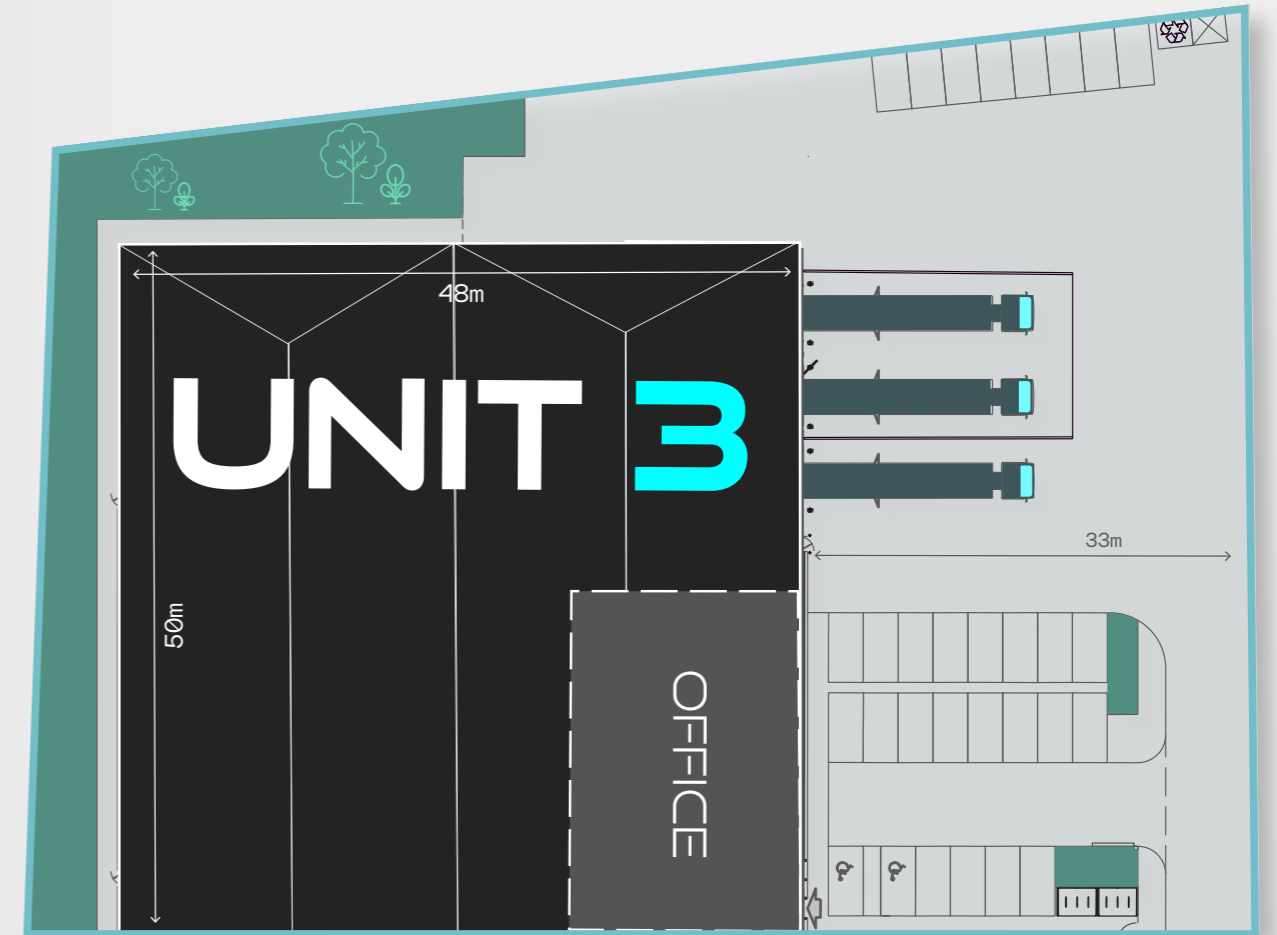
AIR / 016



HEATHROW | TW14 8RX

AIR / 017

Unit 3



26,717 SQ FT

GROUND FLOOR


220KVA POWER 

4,058 SQ FT

FIRST FLOOR OFFICE

30,775 SQ FT


TOTAL (GEA)


12M CLEAR
INTERNAL HEIGHT


2 DOCK LEVEL
LOADING DOORS


1 LEVEL ACCESS
LOADING DOORS


33M
YARD DEPTH


1ST FLOOR
OFFICE


30 CAR
PARKING SPACES

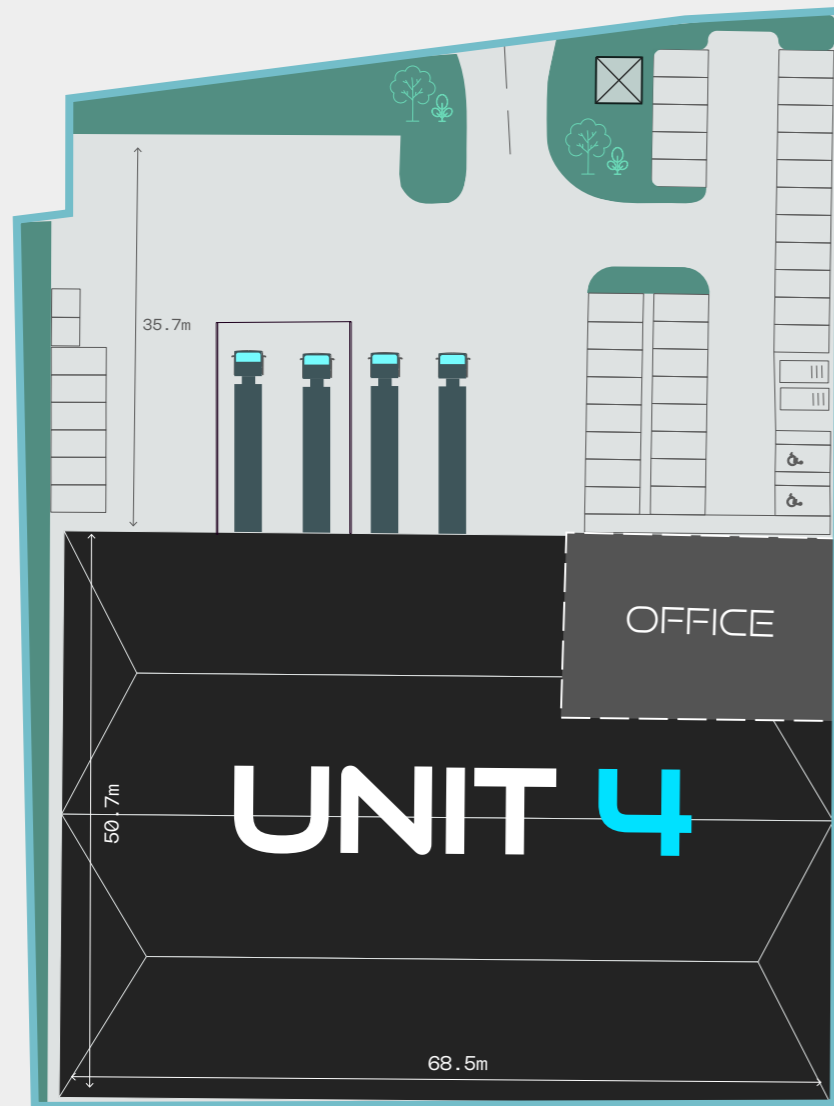

3 EV CHARGING
POINTS


PV
PANELS


ABILITY TO
COMBINE UNITS

BREEAM
BREEAM
'EXCELLENT'

Unit 4



38,719 SQ FT

GROUND FLOOR

4,177 SQ FT

FIRST FLOOR OFFICE

42,895 SQ FT

TOTAL (GEA)

350KVA POWER



AIR / 020



12.5M CLEAR
INTERNAL HEIGHT



2 DOCK LEVEL
LOADING DOORS



2 LEVEL ACCESS
LOADING DOORS



35M
YARD DEPTH



1ST FLOOR
OFFICE



38 CAR
PARKING SPACES



3 EV CHARGING
POINTS



3 PV
PANELS



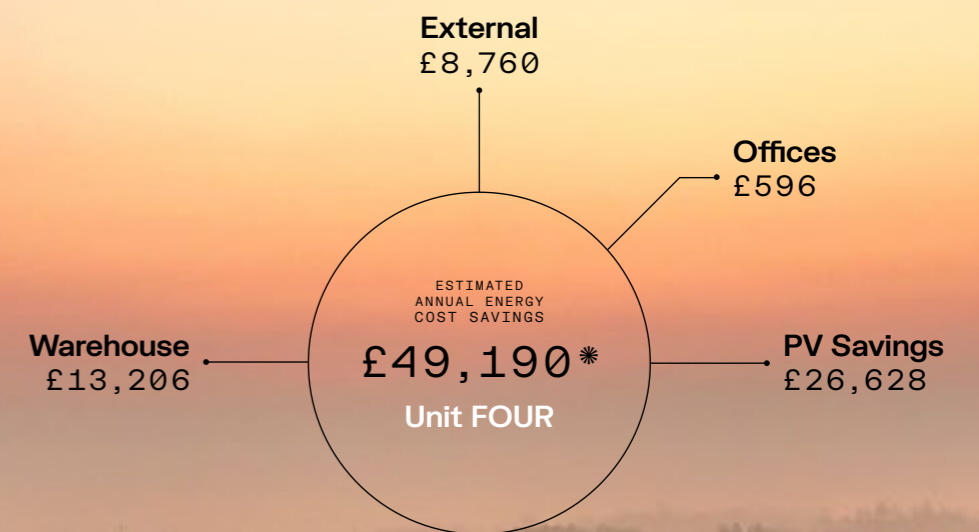
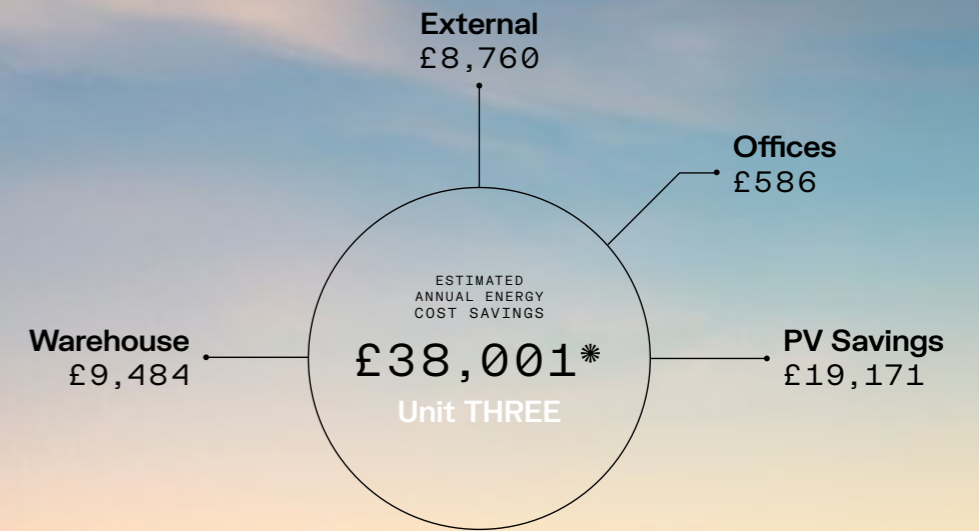
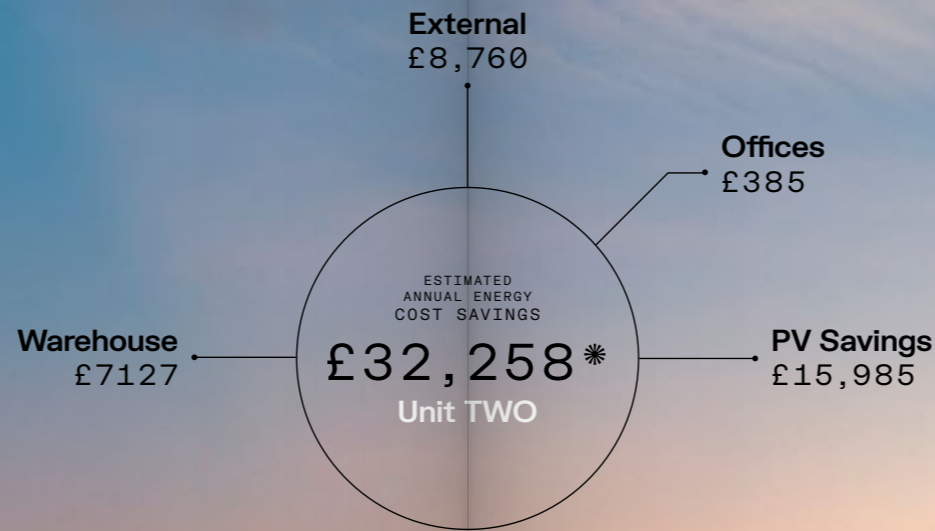
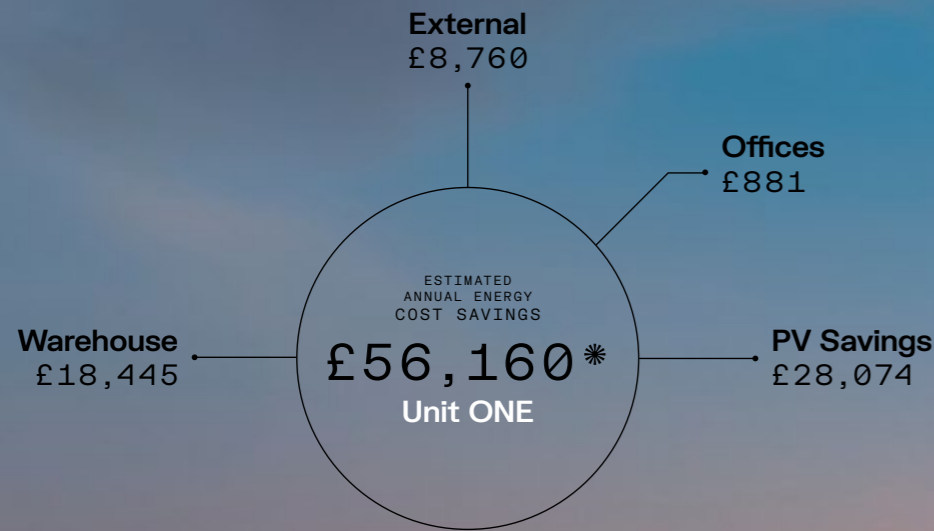
CYCLE
SHELTERS

BREEAM

BREEAM
'EXCELLENT'

HEATHROW | TW14 8RX

AIR / 021



Sustainable features include photovoltaics on the building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Targeting ratings of BREEAM 'Excellent' and EPC Rating 'A+'.

*compared to a 20-year-old building of the equivalent size.

Cost Saving

AIR Heathrow features a beautiful lake, open-air areas, and scenic nature trails. Employees can recharge with walks along tree-lined paths and serene surroundings. This unique park lifestyle promotes well-being and boosts productivity, making our facility an exceptional place to work and thrive.



Air Heathrow: Green and Connected.

AIR

HEATHROW | TW14 8RX

DEVELOPED BY



Wrenbridge



FIERA
REAL ESTATE

COGENT
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