



UNIT 1 POLAR PARK HEATHROW

Unit 1 Polar Park / Bath Rd / West Drayton / UB7 0EX

TO LET
**Distribution
Warehouse**
122,400 sq ft
(11,371.2 sq m)
GEA

Available Now

What3words
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Situation

UNIT 1
POLAR PARK
HEATHROW

Polar Park is a prime warehouse and distribution destination strategically positioned just 300 metres from the boundary of London Heathrow Airport.

With direct access from the A4 Bath Road and immediate connectivity to Heathrow's Northern Perimeter Road, the estate offers unparalleled convenience for airport-related logistics operations. As part of one of the UK's most established logistics and industrial hubs, Unit 1 Polar Park provides occupiers with direct exposure to the heart of the country's air-freight network.

Designed for seamless airport operations, Polar Park allows freight to move directly from warehouse to aircraft, ensuring the fastest possible turnaround times, streamlining operations and maximising efficiency. This exceptional location places occupiers within easy reach of Heathrow's cargo and passenger terminals as well as the national motorway network (M4, M25 and M40), offering unrivalled connectivity across London, the South East and beyond.

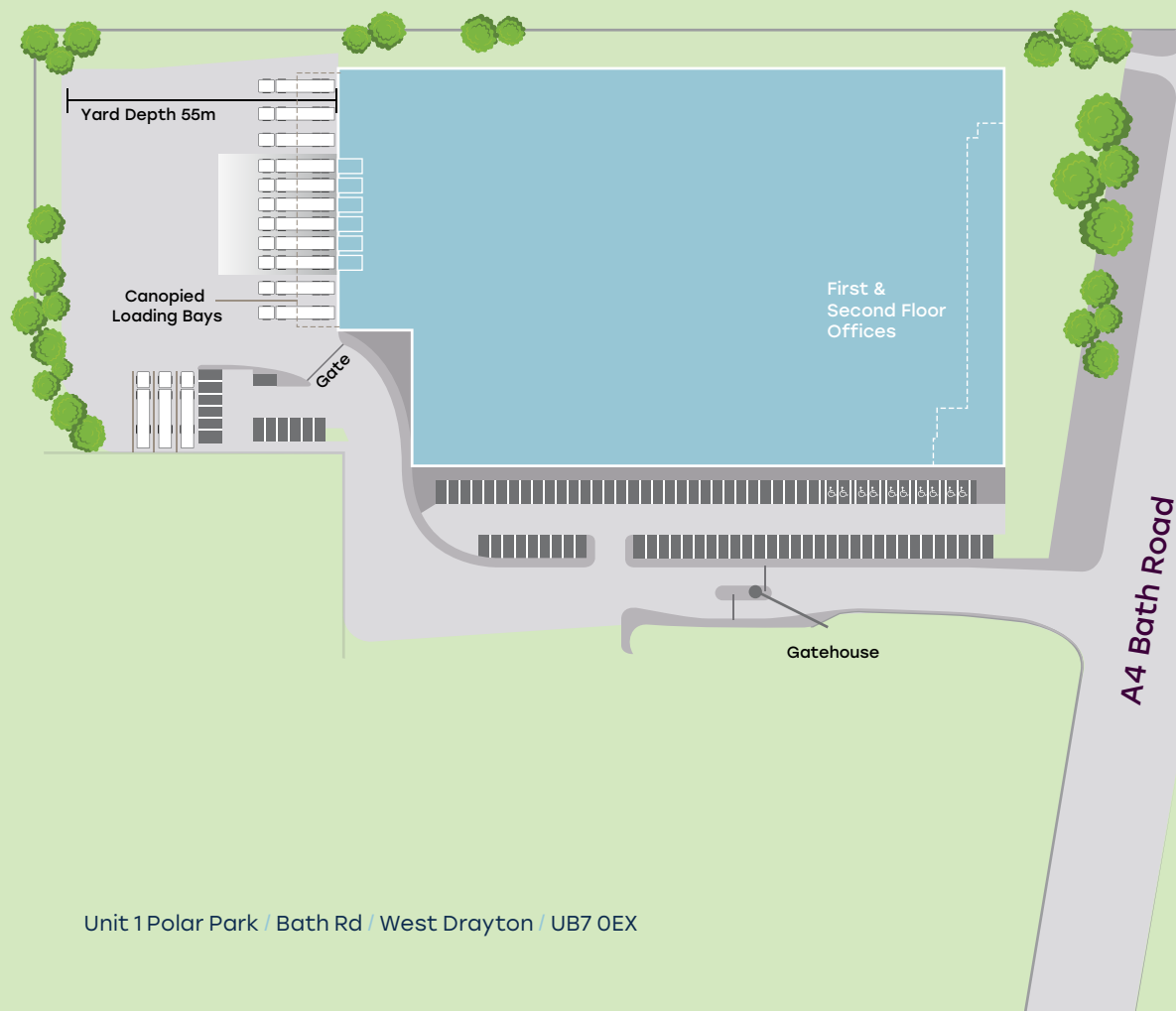
The park is home to occupiers including DHL, Air Menzies and the Metropolitan Police.



Accommodation

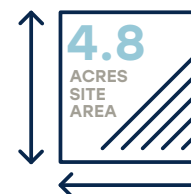
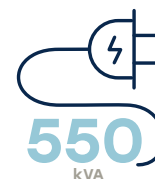
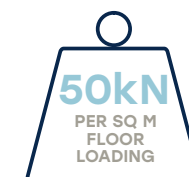
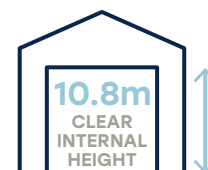
Schedule

	sq ft GEA	sq m GEA
Warehouse	108,493	10,079.3
Offices	12,363	1,148.5
Reception	1544	143.4
Total	122,400	11,371.2



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Specification





Location

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Located between Central London and the M25 motorway, the Heathrow and West Drayton area stands as one of the most accessible and strategically connected business locations in the UK.

The area benefits from an extensive network of major roads including the M4, M25 and A4, providing swift links to the capital, the South East and the wider national motorway network. Heathrow also has outstanding public transport connections, with the Elizabeth Line, Heathrow Express, London Underground and numerous bus routes all offering direct access across London and beyond. Combined with its proximity to the UK's busiest airport and Europe's leading air-freight hub, the area offers an unrivalled location for logistics, distribution and global business operations.



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