



FOREST ROAD ESTATE **FELTHAM**

TW13 7ES



**TO LET 6 NEW BUILD INDUSTRIAL /
WAREHOUSE UNITS 8,584 - 33,725 SQ FT**
AVAILABLE Q2 2026

www.forestroadestate.co.uk



A DEVELOPMENT BY

Oryx
Real
Estate
Partners





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INTRODUCING...

Forest Road Estate is an exceptional new-build industrial and warehouse development designed to the highest standards, achieving both EPC A+ and BREEAM "Outstanding" ratings. The estate comprises six premium units totalling 72,888 sq ft, with Unit 1a (11,119 sq ft) as a detached, self-contained facility and Units 2, 4, 6, 8 and 10 (ranging from 8,584 sq ft to 15,884 sq ft)

arranged across two separate terraces. Strategically located near Heathrow Airport and ideally positioned between the M3 and M4, the Estate offers unparalleled connectivity to Central London and the wider motorway network. Available on a leasehold basis, these units cater to a diverse range of industrial, warehouse, trade counter, and airport-related businesses.



NEW BUILD INDUSTRIAL
WAREHOUSE SCHEME

6 UNITS TOTALLING
71,439 SQ FT

HIGH
SPECIFICATION

CLOSE PROXIMITY TO
HEATHROW AIRPORT

MINIMUM 120KVA POWER
SUPPLY PER UNIT

TOWN CENTRE AMENITIES
WITHIN WALKING
DISTANCE FOR STAFF





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NEARBY OCCUPIERS AND AMENITIES INCLUDE:





CONNECTIVITY

Forest Road Estate enjoys a prime location to the south of Feltham Town Centre, providing outstanding access to major transport links. The M3 (via the A316), M4 (via the A312), and M25 are all within easy reach, while Heathrow Airport and its Cargo Terminal are accessible via the A30 and Southern Perimeter Road. Feltham Railway Station, a short walk from the Estate, offers frequent train services to London Waterloo and Reading. Additionally, the proximity to Feltham Town Centre and Leisure West ensures convenient access to local amenities and public transport.



Drive Times (By Car)	Distance Miles	Travel Time
Heathrow Airport	3.5	15 mins
A30	2.1	8 mins
A312	0.5	3 mins
M3 J1 (via the A316)	2.3	5 mins
M4 J3 (via the A312)	4.0	15 mins
M25 (via A30)	6.1	18 mins



Train Times (from Feltham Train Station)	Travel Time
London Waterloo	35 mins
Reading	50 mins
Windsor & Eton Riverside	25 mins

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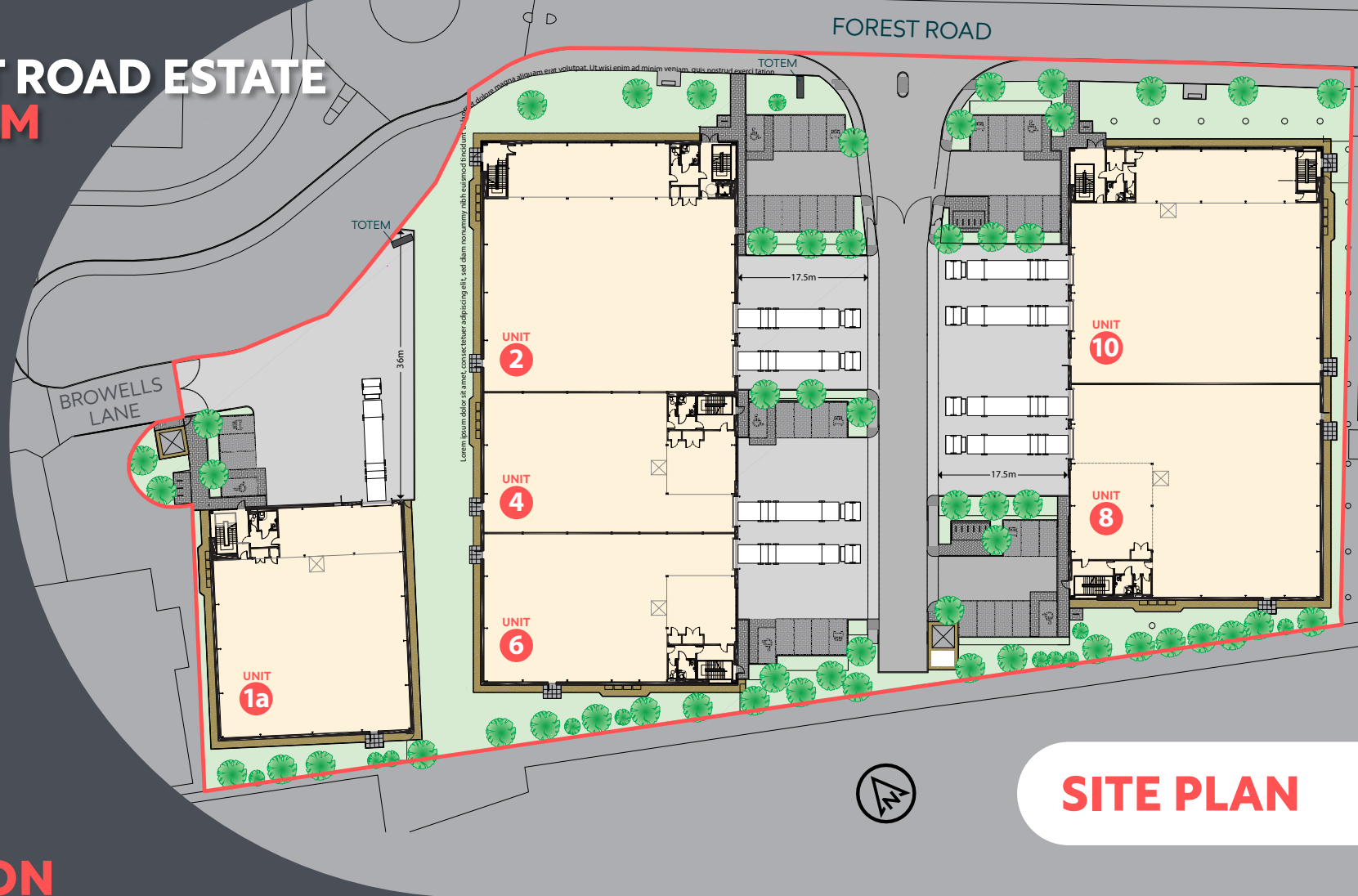
Ability to
combine units



UNIT 2, 4, 6, 8 & 10
10m eaves height
UNIT 1a
8.2m eaves height



UNIT 2, 8 & 10
2 level loading doors
UNIT 1a, 4 & 6
1 level loading door



SITE PLAN

ACCOMMODATION

UNIT 1a	SQ FT
Ground Floor	9,042
First Floor Office	2,077
TOTAL (GEA)	11,119

UNIT 2	SQ FT
Ground Floor	12,752
First Floor Office	3,132
TOTAL (GEA)	15,884

UNIT 4	SQ FT
Ground Floor	7,089
First Floor Office	1,495
TOTAL (GEA)	8,584

UNIT 6	SQ FT
Ground Floor	7,657
First Floor Office	1,600
TOTAL (GEA)	9,257

UNIT 8	SQ FT
Ground Floor	10,918
First Floor Office	2,326
TOTAL (GEA)	13,244

UNIT 10	SQ FT
Ground Floor	11,901
First Floor Office	2,899
TOTAL (GEA)	14,800



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UNIT 2, 4, 6, 8 & 10
10m eaves
height
UNIT 1a
8.2m eaves
height



40 kN/m² floor
loading



UNIT 2, 8 & 10
2 level loading
doors UNIT 1a,
4 & 6 1 level
loading door



UNIT 2
includes a
passenger lift



Fitted first floor
offices with air
conditioning



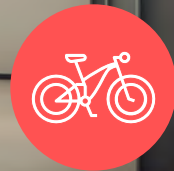
Dedicated
estate car
parking



Unlimited
24/7 access



Electric
charging points



Cycle
parking



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ESG & SUSTAINABILITY

Pembury Real Estate and Oryx Real Estate Partners strongly believe that if we all make meaningful, incremental improvements to everything we do, then together we can deliver lasting, positive, environmental and social change.

We're deeply committed to minimising our impacts on the environment whilst also maximising our positive impact on society.

Forest Road Estate is targeting BREEAM 'Outstanding' and 'EPC A+' focusing on sustainable features including photovoltaic panels, LED lighting and the installation of EV charging points which will contribute to lower CO2 emissions on the environment.



BREEAM
Outstanding
rating



Solar PV panels



EPC
A+ rating



Air conditioning
system
incorporating air
source heat pumps



Bicycle storage



Electric car
charging points



Energy Efficient
LED Lighting



Guarantees and
warranties

UP TO £1.89 PER SQ FT INDICATIVE SAVING PER ANNUM*

*When compared to an existing warehouse scoring an EPC 'C' rating.



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Indicative CGI

Please contact the agents for further information:

**Lambert
Smith
Hampton**
020 7198 2000

Joe Skinner
jskinner@lsh.co.uk
07739 973929

Richard Flood
rflood@lsh.co.uk
07754 674580

Annie Smith
ansmith@lsh.co.uk
078606 57533

COGENT
REAL ESTATE
01895 77 88 99
COGENTRE.CO.UK

David Peck
dp@cogentre.co.uk
07976 423611

Tom Lowther
tl@cogentre.co.uk
07939 836117



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