



FOREST ROAD ESTATE **FELTHAM** TW13 7ES



A DEVELOPMENT BY

Oryx
Real
Estate
Partners



**TO LET 6 NEW BUILD INDUSTRIAL /
WAREHOUSE UNITS 8,417 – 33,044 SQ FT**
AVAILABLE Q2 2026

www.forestroadestate.co.uk



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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 71,439 sq ft, with Unit 6 (10,818 sq ft) as a detached, self-contained facility and Units 1-5 (ranging from 8,417 sq ft to 15,543 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:



Honeywell



cencora
World Courier





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
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



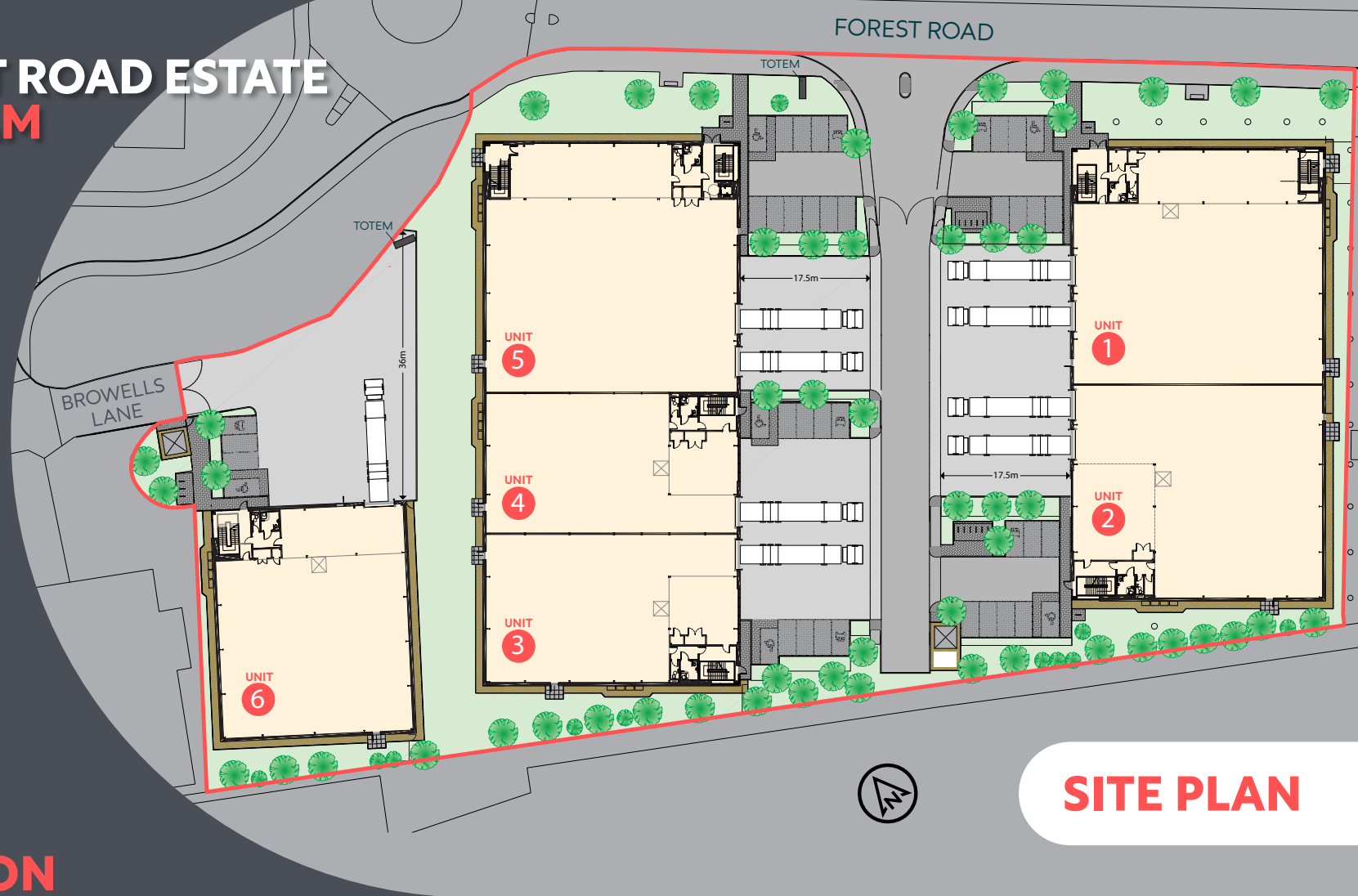
UNIT 1-5
10m eaves height



UNIT 6
8.2m eaves height

UNIT 1, 2 & 5
2 level loading doors

UNIT 3, 4 & 6
1 level loading door



SITE PLAN

ACCOMMODATION

UNIT 1	SQ FT
Ground Floor	11,840
First Floor Office	2,734
TOTAL (GEA)	14,574
UNIT 2	SQ FT
Ground Floor	10,818
First Floor Office	2,185
TOTAL (GEA)	13,003

UNIT 3	SQ FT
Ground Floor	7,653
First Floor Office	1,431
TOTAL (GEA)	9,084
UNIT 4	SQ FT
Ground Floor	7,093
First Floor Office	1,324
TOTAL (GEA)	8,417

UNIT 5	SQ FT
Ground Floor	12,680
First Floor Office	2,863
TOTAL (GEA)	15,543
UNIT 6	SQ FT
Ground Floor	8,934
First Floor Office	1,884
TOTAL (GEA)	10,818



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UNIT 1-5
10m eaves height
UNIT 6
8.2m eaves height



40 kN/m² floor
loading



UNIT 1, 2 & 5
2 level loading doors
UNIT 3, 4 & 6
1 level loading door



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

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