

SEGRO PARK AXIS

SL3 8AG
LANGLEY

81,527 SQ FT
PRE-LET OPPORTUNITIES
AVAILABLE

AVAILABLE SUMMER 2026

Prime warehouse/industrial space
close to Heathrow Airport and the M4



Introduction

WHERE OPPORTUNITY TAKES FLIGHT

A first-class industrial opportunity is landing in West London adjacent to the M4.

Spread over 81,527 sq ft of prominent Grade A+ logistics space, SEGRO Park Axis offers unbeatable connections to Heathrow, the M4 and Central London.

With sustainability at its core, an uplifting environment and surrounding amenities, this is the space your business needs to really take off.

Act now in order to secure a high-specification distribution facility in a prime location.



Masterplan

UPGRADED FOR TOMORROW

Accommodation

Unit 1	sq ft	sq m
Warehouse	71,150	6,610
First Floor Office	5,188.5	482
Second Floor Mezzanine	5,188.5	482
Total	81,527	7,574

All areas are approximate and measured on a Gross External basis



Redesigned space for the future of industry

	10-15m eaves height		Targeting BREEAM 'Excellent'
	6 level-access doors		Targeting EPC A+
	3 dock-level doors		Net Zero operational carbon
	Up to 50m yard depth		12 EV charging spaces (20%)
	59 car parking spaces		Photovoltaic panels
	6 van parking spaces		Air source heat pumps
	Secure site with 24/7 unrestricted access		First floor offices (with the option to extend to the second floor)



Location

SOARING CONNECTIONS

On the doorstep of the M4, Heathrow Airport and the Heathrow Cargo Centre, SEGRO Park Axis is the ideal location for those with international ambitions for their supply chain.

Within cycling distance of Iver station, you'll also benefit from excellent connections, including rapid access to the M4, M25 and customers all over Greater London.

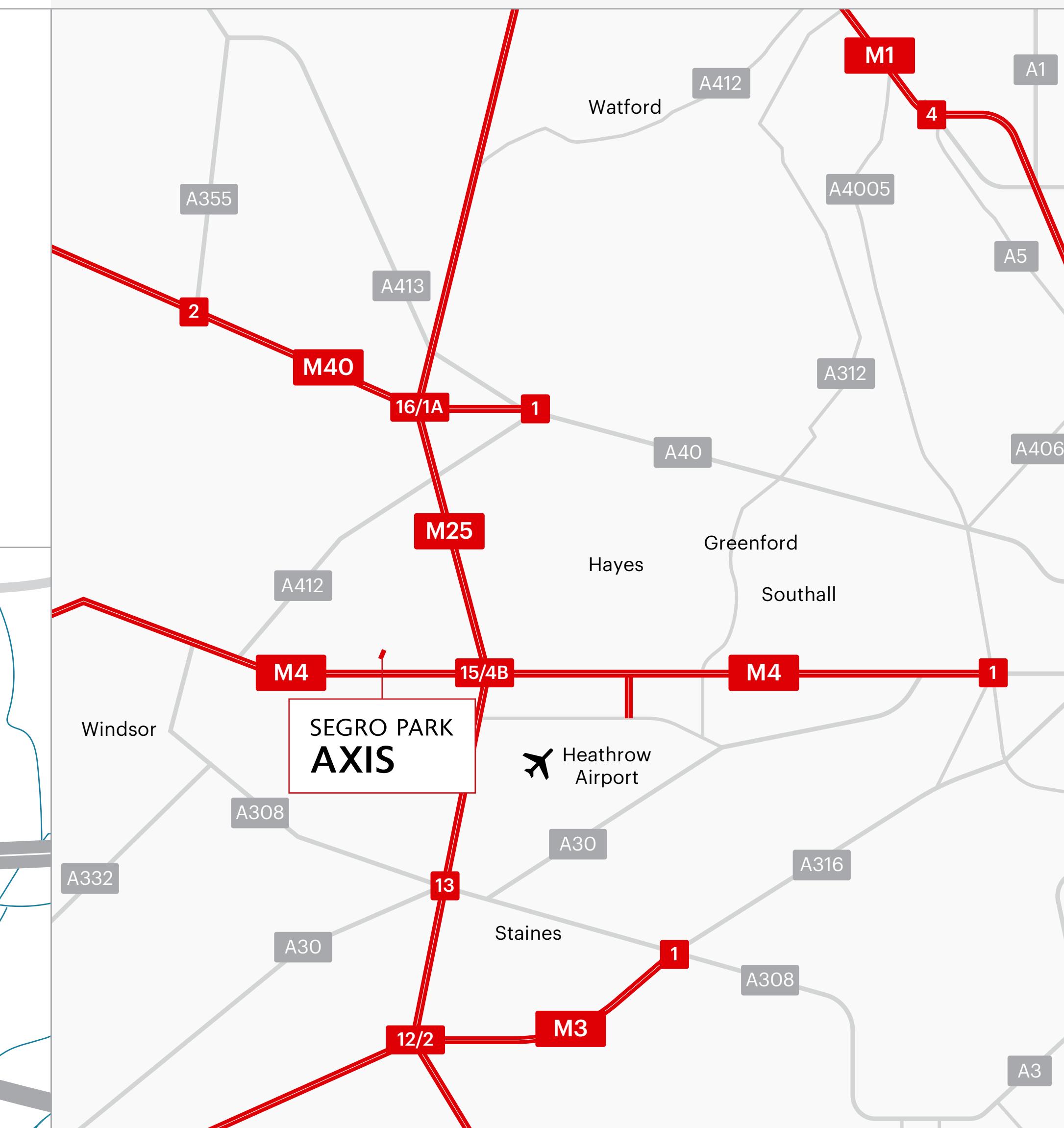
-  4 minute drive to Junction 5 of the M4
-  14 minute drive to Heathrow Cargo Centre
-  12 million consumers within a 1 hour radius
-  Cycling time to Iver & Langley train stations: 9 minutes

Source: Google Maps and Smappen

Driving Distances

M4 (J5)	1.4 miles
Iver	1.9 miles
Langley	1.9 miles
Sunnymeads	3.4 miles
M25 (J15)	3.5 miles
Heathrow Cargo Centre	5.6 miles
Heathrow Airport (T5)	5.7 miles
Feltham	8.5 miles
Central London	20.3 miles

Source: Google Maps



Sustainability & Wellbeing

TAKING ACTION TOGETHER

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

To find out more about SEGRO's net-zero ambitions, please visit: SEGRO.com/responsible-SEGRO/carbon



SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.

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