

Extensive back to frame refurbishment
Detached HQ Industrial/Warehouse facility

67,522 sq ft / 6,273 sq m

TO LET

RP6
RADIUS
PARK HEATHROW



AIPUT
aiput.co.uk



ACCOMMODATION

The unit will comprise a 67,522 sq ft industrial / warehouse HQ unit with Grade A first floor offices, a self contained secure yard and a combination of level and dock level loading doors

	sq ft	sq m
Ground Floor Warehouse	57,695	5,360
First Floor Office	9,827	913
TOTAL	67,522	6,273

Approx. gross external areas



TARGETING NET ZERO
CARBON REFURBISHMENT

TIMBER EFFECT BASALT
CLADDING TO OFFICES

HIGH THERMAL PERFORMING
BUILDING ENVELOPE (IN EXCESS
OF BUILD REGS REQUIREMENTS)

LOW AIR PERMEABILITY TO REDUCE
HEATING DEMAND

GREEN ROOF TO OFFICE AREA

HIGH PERCENTAGE OF FULLY
RECYCLABLE ROOFLIGHTS TO REDUCE
NEED FOR ARTIFICIAL LIGHTING

LIVING WALLS

WATER SAVING SANITARY FITTINGS
& LOW FLUSH DEVICES

INSTALLATION OF PHOTOVOLTAIC CELLS
GENERATING RENEWABLE ENERGY

AIR SOURCE HEAT PUMPS

EV CHARGERS

BIODIVERSITY ENHANCEMENTS

THE OPPORTUNITY

RP6 is an exciting net zero carbon back to frame refurbishment which will provide a state of the art detached industrial / warehouse facility on a secure fenced site with unrivalled access to Heathrow Airport and the Perimeter Roads around Hatton Cross.

ENERGY PERFORMANCE CERTIFICATE

Targeting EPC A +.

LEASING TERMS

A new lease is available direct from the landlords for a term by arrangement.

RENT

Upon application.



EXTENSIVE BACK TO FRAME
 REFURBISHMENT

NEW WAREHOUSE ROOF
 WITH 25 YEAR GUARANTEE

LARGE SECURE 32M FENCED YARD

RAISED ACCESS FLOORS
 TO FIRST FLOOR OFFICE AREAS

133 CAR PARKING SPACES

FIRST FLOOR GRADE A OFFICES

6.4 METRE EAVES HEIGHT

CYCLE SHELTERS (GREEN TRAVEL)

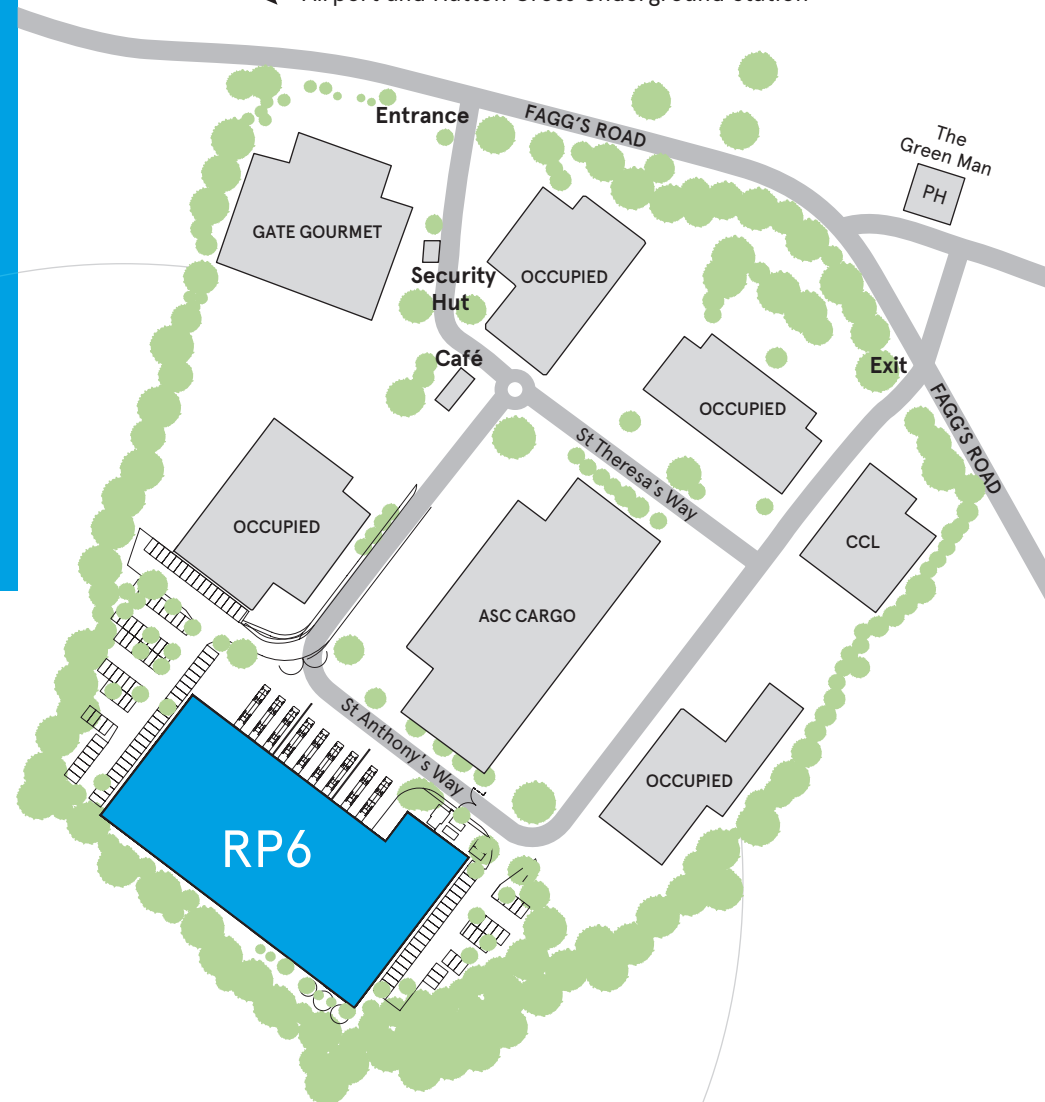
5 ELECTRIC SURFACE
 LEVEL DOORS

EXTERNAL AMENITY SPACE
 (BENCHING/SEATING)

4 DOCK LEVEL
 LOADING DOORS

SHOWER FACILITIES

← Airport and Hatton Cross Underground Station



BUSINESS HUB FOR HEATHROW

Radius Park extends to 16 acres providing 9 units totalling 235,000 sq ft (21,832 sq m). Set within a secure corporate environment the property is positioned for air-cargo related operators to compete in a global marketplace. AIPUT has recently upgraded and invested in the park including improving the access, streetscape and on-site amenity (café and security hut). Established occupiers on Radius Park include Gate Gourmet, Brinks, ASC Cargo, CCL and ECMS Express.

TRAVEL TIMES

Hatton Cross
Transport Interchange

0.2
miles

Heathrow Maintenance
Base and Hanger Zone

2.5
miles

Control
Post 21

1.4
miles

Control
Post 24

2.6
miles

Cargo
Terminal

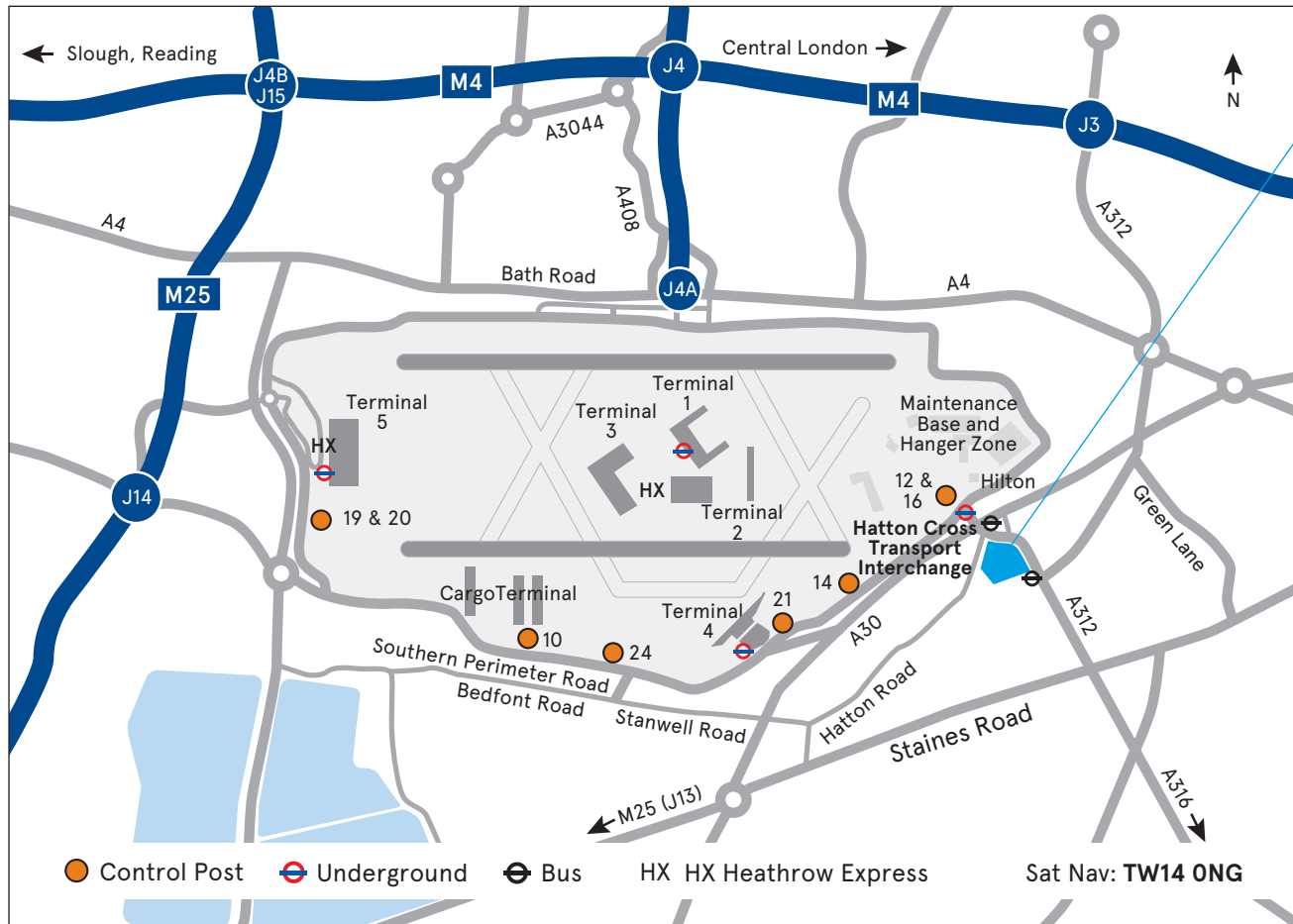
2.0
miles

M4
(J3)

0.5
miles

M25
(J14)

4.5
miles



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PARK HEATHROW

LOCATION

Strategically located near key transport links to the south east of Heathrow Airport including M25, M4, A30 and A312, and within close proximity to Airport Perimeter road and Hatton Cross Transport Interchange as well as various control posts including Heathrow Maintenance Base and Hangers (CP16 & CP12) with dedicated 24/7 manned on site security and CCTV a secure gated park and a new on site café.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact:



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