



# 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](http://www.forestroadestate.co.uk)





# FOREST ROAD ESTATE FELTHAM

TW13 7ES

## 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

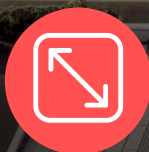
6 UNITS TOTALLING  
71,439 SQ FT

HIGH  
SPECIFICATION

CLOSE PROXIMITY TO  
HEATHROW AIRPORT

MINIMUM 120KVA POWER  
SUPPLY PER UNIT

TOWN CENTRE AMENITIES  
WITHIN WALKING  
DISTANCE FOR STAFF







## Heathrow Airport

**J15/4B**

M25

M25


**J4**

M4



A30

## Feltham Town Centre

 **Feltham**

**North Feltham Trading Estate**

**A244 High Street**

A312

Leisure West

**BROWELLS LANE**

**Feltham Corporate Centre**

## Felthambrook Industrial Estate



## FOREST ROAD

## Vector Park

### 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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# FOREST ROAD ESTATE FELTHAM TW13 7ES



Ability to  
combine units



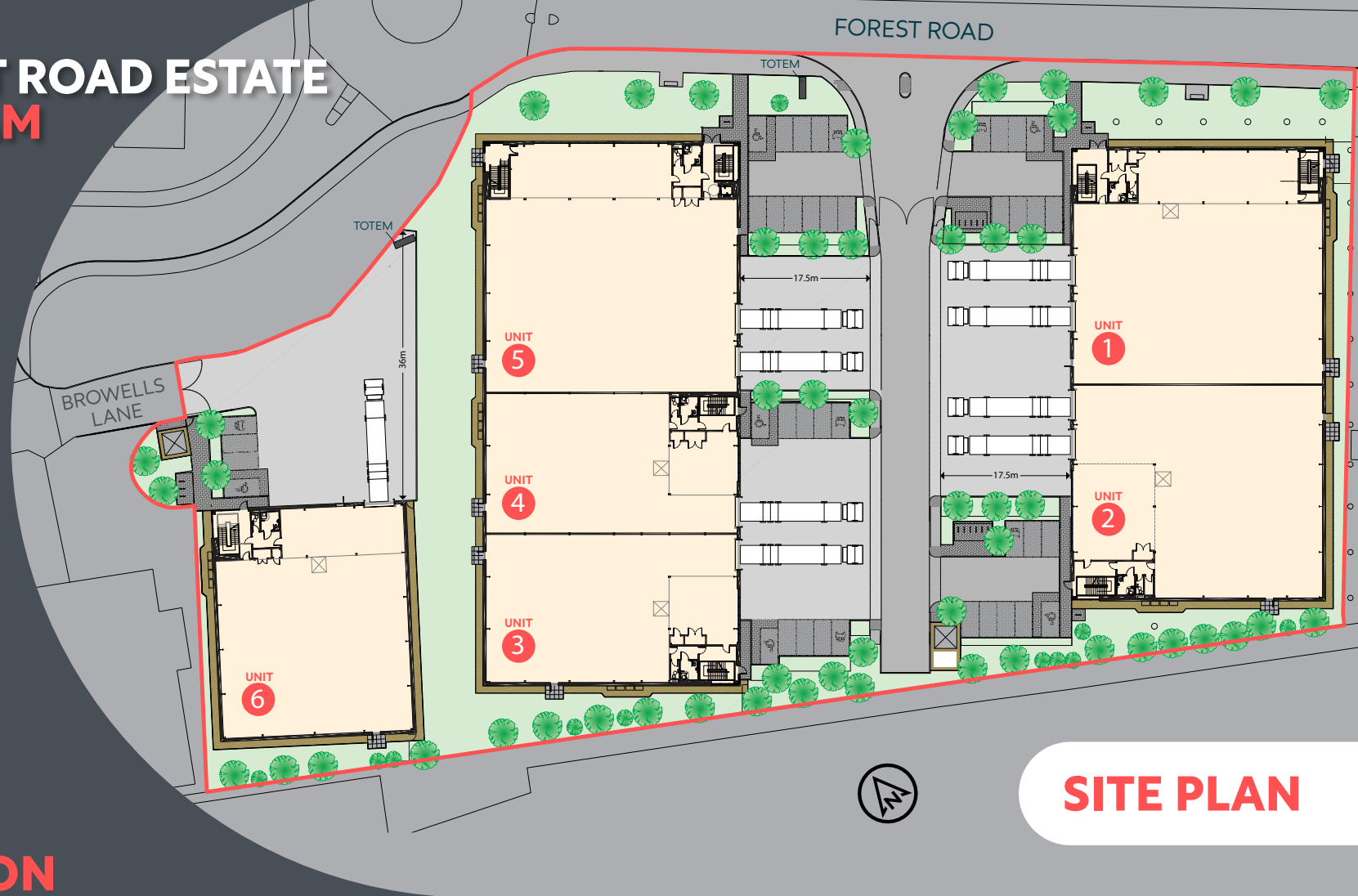
**UNIT 1-5**  
10m eaves height



**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
<b>TOTAL (GEA)</b>	<b>14,574</b>
UNIT 2	SQ FT
Ground Floor	10,818
First Floor Office	2,185
<b>TOTAL (GEA)</b>	<b>13,003</b>

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

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





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



40 kN/m<sup>2</sup> floor  
loading



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



UNIT 5  
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

**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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