

GREENLIGHT URBAN SECURES PLANNING PERMISSION FOR PRIME 41,850 SQ FT LOGISTICS WAREHOUSE IN HEATHROW



06/02/25

Construction will begin on site Q2 2025 imminently and with the new building ready for occupation in Q1 2026. expects to achieve practical completion by Q4 2025.

The vacate site former waste transfer and recycling facility will be transformed into a first-class urban logistics warehouse designed with net zero carbon in the base build and enabled with net zero carbon in operations. Greenlight Heathrow will target the highest BREEAM Outstanding and EPC A+ certifications.

Situated next door to Heathrow Airport, this well-established logistics location provides access for airport related business to the Cargo Centre, only 10 minutes away.

The site is just off the M25 J14, with access into London, whilst being strategically outside of the Ultra Low Emission Zone. It is also linked to the wider motorway network, with M40 Junction 4A 12 minutes away and Junction 4B of the M4 6 minutes away.

Greenlight Heathrow will deliver critical supply needed to satisfy strong demand from logistics occupiers looking for well-located space, with supply levels for Grade A mid-box assets now below 2%.,

Mark Enderby, Director of Investment at Delancey, commented: "Greenlight Heathrow not only addresses occupiers' needs for prime sustainable logistic spaces, but the transformation of this underutilised site will help to support local economic growth. With several interested parties already, we look forward to developing a first-class asset."

Chris Caiulo, Partner at Coltham, added: "Greenlight Heathrow showcases the joint venture's vision to create market leading urban logistics accommodation which can attract leading occupiers. Our attention now turns to delivering Greenlight Heathrow by Q3 2025."

For further information, please contact:

media@delancey.com

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Mark Enderby

Director of Investment
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Securing planning permission for Greenlight Heathrow is another milestone for the urban logistics platform after it recently began construction on the 176,000 sq ft Greenlight Milton Keynes, and appointed a contractor on Greenlight Redditch, a 192,000 five-unit industrial development. This now means that since its launch the joint venture has begun construction on or completed four sites in the current portfolio and has already secured several lettings or pre-lets across those assets to occupiers including Screwfix, Howdens, Honeywell, McDonald's and GAP Plastics.

Greenlight Heathrow is advised by JLL and Logix, with Coltham acting as the development manager.

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