

# HEATHROW GATEWAY

A PRIME, POWER-SECURED  
DATA CENTRE DEVELOPMENT  
OPPORTUNITY

200 MVA FROM LALEHAM:  
ONE OF WEST LONDON'S LAST  
LARGE-CAPACITY POWER  
RESERVATIONS



# HEATHROW GATEWAY:

# EXECUTIVE SUMMARY

One of the last true large-scale, power secured data centre development opportunities with 200MVA in West London.

- In the heart of the west London data centre market with proximity to multiple Availability Zones
- Freehold land sale
- Located within London borough of Hounslow
  - 5km from Hayes
  - 12km from Slough
  - 20km from Central London
- Extensive fibre network surrounding the site, with 4-points of access to the site, enabling diversity and resilience of connectivity
- Power-secured hyperscale site: National Grid 200MVA power reservation
- Two building TTSP data centre design of 59MW & 87MW; office and ancillary space
- Existing B8 consent: data centre scheme designed within these parameters
- +15M Above Ordnance Datum under existing consent
- Site vacated: demolition programme commencing, with cleared site in Q4 2026
- Strategically located within West London: connected to major road networks and public transport
- Campus-Scale footprint with two building design



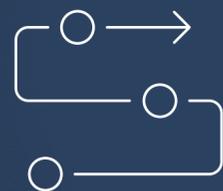
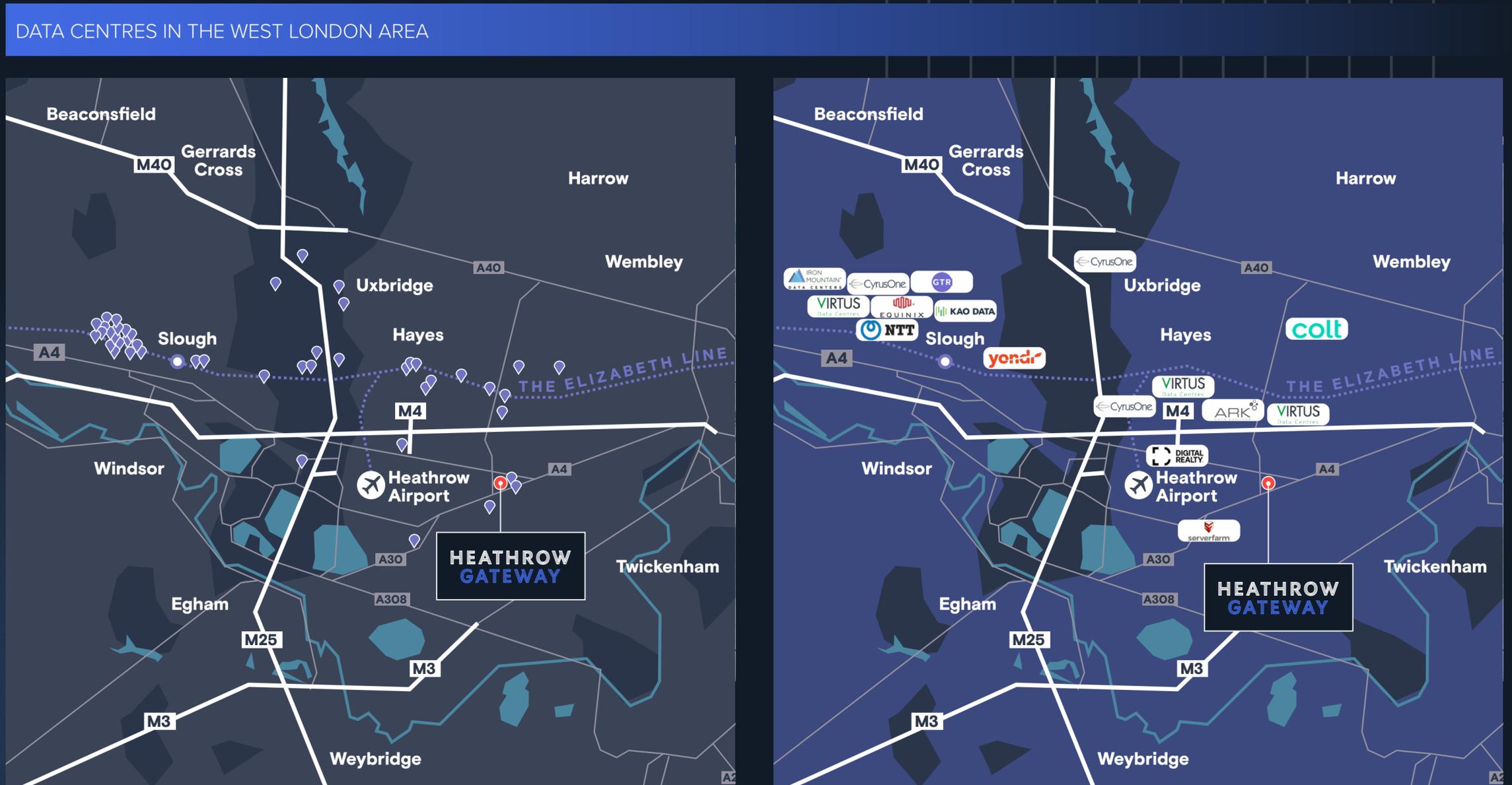
HEATHROW GATEWAY WITHIN HEATHROW CONTEXT

# LOCATION

## West London's Most Connected Data Centre Gateway

The site is strategically positioned due south of Hayes and Southall and to the southeast of Slough Trading Estate. This places Heathrow Gateway at the heart of the UK's most established data centre corridor.

Ideally positioned near major data centre operators and hyperscale facilities, the site benefits from exceptional fibre infrastructure built through decades of focused development in one of West London's most connected areas.



EXCELLENT PROXIMITY TO LEADING DATA CENTRE OPERATORS

# DETAILED PLANNING CONSENT

The site is accessed from a private road to the south that connects to the A312. The site comprises buildings formerly used as the British Airways Cranebank training centre and data centre.

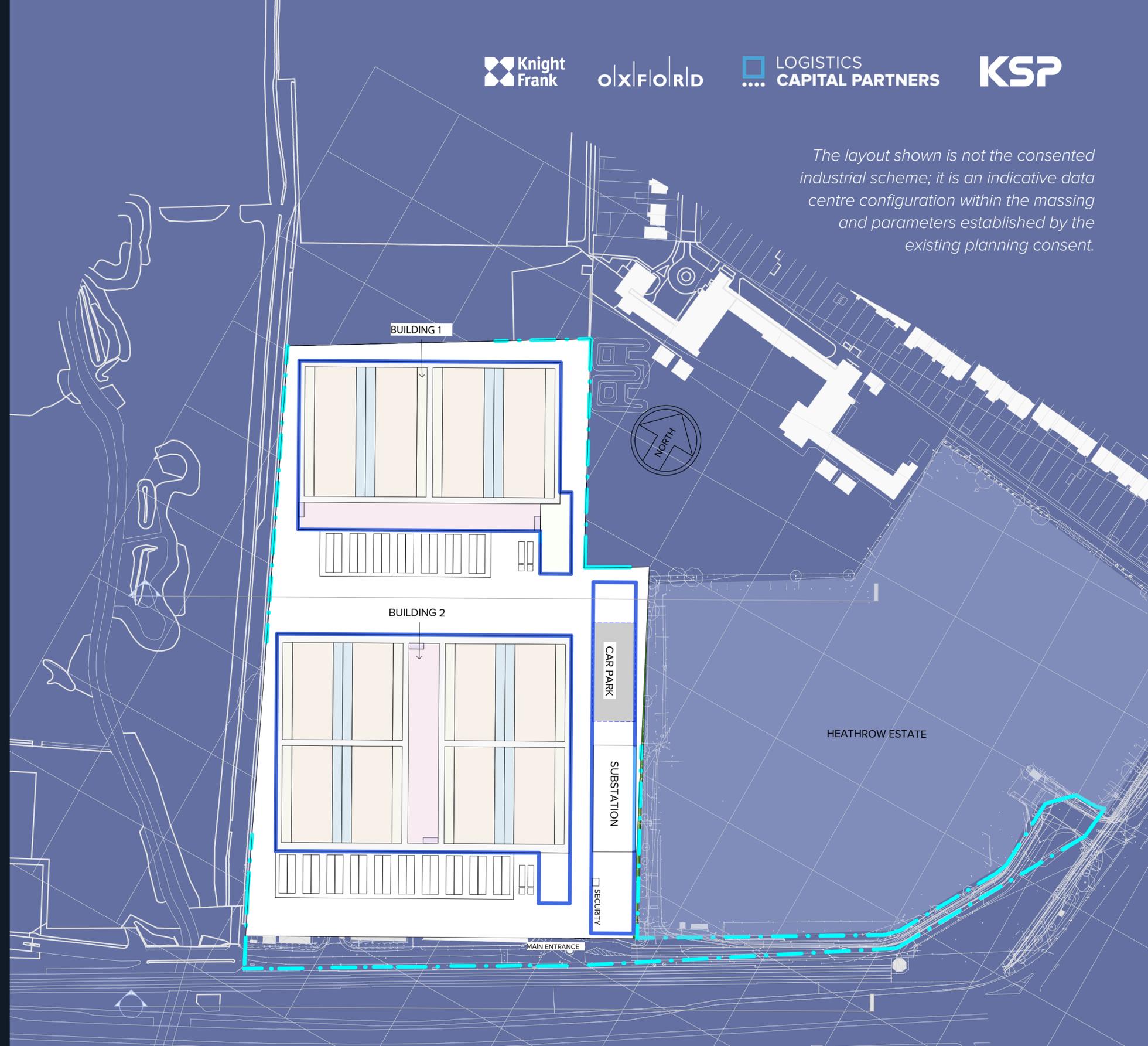
The site benefits from approved planning consent for the construction of two new buildings falling within Use Classes E(g) (iii), B2, and B8. The new data centre design has been developed by TTSP to realise the site's potential within the parameters of the consented industrial scheme.



BENEFITS FROM APPROVED PLANNING  
CONSENT FOR THE CONSTRUCTION  
OF TWO NEW BUILDINGS



*The layout shown is not the consented industrial scheme; it is an indicative data centre configuration within the massing and parameters established by the existing planning consent.*



# THE SCHEME

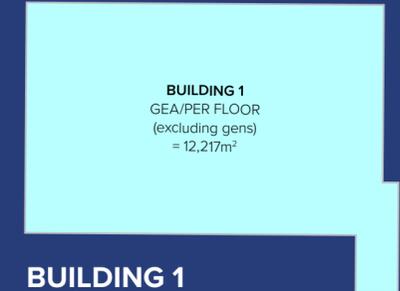
Two hyperscale buildings: designed to market-leading technical performance.

The site covers 6.13 hectares. TTSP have designed a two building data centre scheme within the parameters of the existing B8 consent. The proposed layout also incorporates dedicated office buildings and secure compound/plant areas, together with associated circulation, parking and landscaped zones.

The concept design is based on a power density of 5.2 kW/sqm and a target PUE of 1.35, aligning with hyperscale performance standards.



PROPOSED LAYOUT



## BUILDING 1

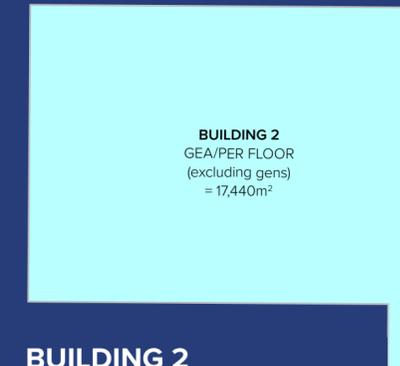
**BUILDING 1**  
GEA/PER FLOOR (excluding gens) = 12,217m<sup>2</sup>

8 HALLS (11,472 SQM)  
@5.2KW/SQM = 59.7MW IT POWER

@1.35 PUE =  
TOTAL POWER = 81MW

30 CHILLERS @2MW  
AT ROOF LEVEL

14 GENERATORS @3MW- DOUBLE  
STACKED - 28 GENS OVERALL



## BUILDING 2

**BUILDING 2**  
GEA/PER FLOOR (excluding gens) = 17,440m<sup>2</sup>

16 HALLS (16,784 SQM)  
@ 5.2KW/SQM = 87MW IT POWER

@1.35 PUE =  
TOTAL POWER = 118MW

45 CHILLERS @2MW AT ROOF LEVEL

20 GENERATORS @3MW - DOUBLE  
STACKED - 40 GENS OVERALL

# POWER & FIBRE



Guaranteed capacity and robust connectivity in a single location



Est Fibre Distances (km)	Heathrow Gateway	
	Primary	Secondary
Slough	19km	23km
Hayes	8km	9km
Park Royal	16km	19km

## FIBRE

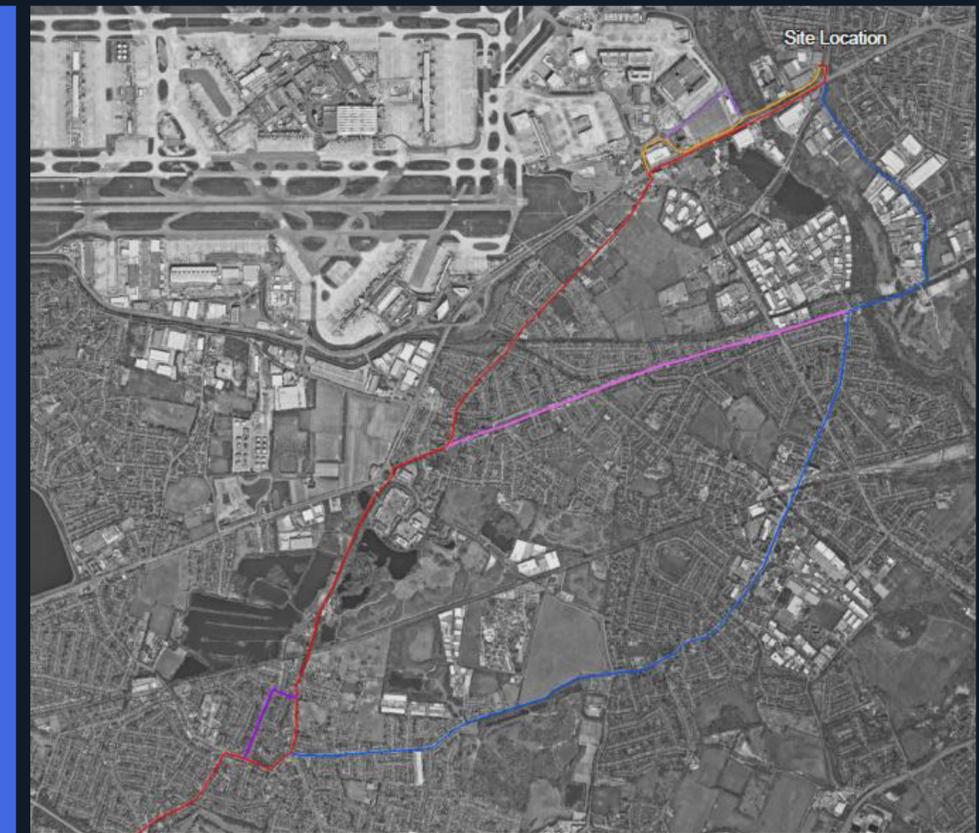
Heathrow Gateway is in a fibre and duct rich area, with all major providers in proximity. euNetworks can provide quadversity out of the site, tailored to customer requirements. Full fibre information is available to interested parties.



EXISTING NETWORK SURROUNDING SITE

## POWER

KSP & Oxford Properties/LCP have secured 200MVA of diverse power with a connection from the Laleham Grid Supply point, connecting at 132kV. The site is approximately 7km from the substation. A full route report prepared by H&MV is available in the VDR.



PROPOSED POWER DELIVERY ROUTE FROM LALEHAM GSP

Stage	TEC	Refined Technology Type	Strategic Alignment Category	Protected Status	Installed Capacity	Gate	Phase	Detailed Check Status
1	0.00MW	Demand	Transmission Connected Demand	No	200.MW	2	2	Confirmed

# LONDON DATA CENTRE MARKET

The London data centre market continues to be recognised as Europe’s largest colocation market by deployed IT capacity and one of the most significant globally. Demand is underpinned by sustained cloud adoption, enterprise digitalisation, content delivery, and the continued expansion of hyperscale platforms. West London continues to serve as a predominantly cloud focused market with all of the major hyperscalers establishing availability zones in this location.

Sites with legitimate routes to energisation in Slough and Hayes remain hugely in energisation demand: reflecting the area’s combination of fibre availability, access to major enterprise demand, and the ability to accommodate larger, campus-style facilities. As a result, West London is widely regarded as the most mature and established hyperscale-oriented sub-market within Greater London. While power availability has tightened across the London market, West London continues to host a significant proportion of live capacity and committed pipeline, reinforcing its strategic importance.

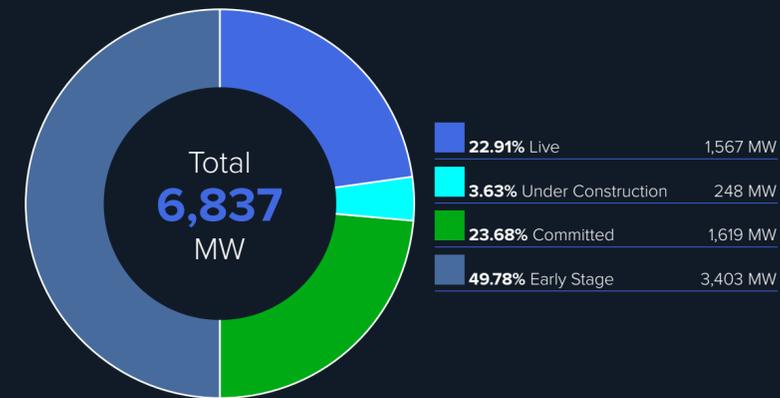
## Grid Reform

Grid reform is becoming an increasingly important factor shaping the London data centre market. Ongoing changes to the UK’s grid connection process, including efforts to prioritise viable projects and improve queue management, are intended to address long-standing delays in power delivery. In the near term, however, these reforms are contributing to continued uncertainty around connection timing, reinforcing the importance of locations with existing power infrastructure and established delivery pathways. As a result, grid reform is expected to influence where and how new capacity comes forward: making sites like Heathrow Gateway with a legitimate pathway to power-on a more attractive proposal.

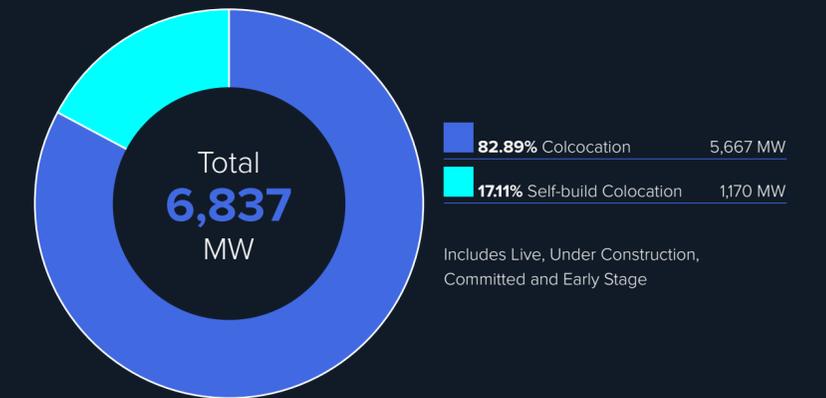


EUROPE’S LARGEST COLOCATION MARKET BY DEPLOYED IT CAPACITY

## Total IT Capacity



## Market Composition



## Data Centre Operator Leaderboard by MW (Q1 2026)

Company	MW Live	MW Total	MW Early Stage
VIRTUS Data Centres	180	298	0
Ark Data Centres	165	416	91
Vantage Data Centres	156	242	676
Equinix	150	185	280
Digital Realty	110	114	0
NTT Global	88	120	0
CyrusOne	68	158	108
Yondr	60	100	0
Global Switch	46	127	0

# NEXT STEPS & CONTACTS

Opportunities combining scale, planning and near-term power in West London are increasingly rare; the vendor is seeking engaged counterparties capable of executing within the outlined timetable

## Process & Timelines

**February 2026:** Data Room Access Behind NDAs

**April 2026:** NBO Bid Submission

**Q2 2026:** Power Delivery Date Confirmation from National Grid

**June 2026:** Heads of Terms Agreed

**Summer 2026:** Demolition Completion of Sale

## Contact

### STEPHEN BEARD

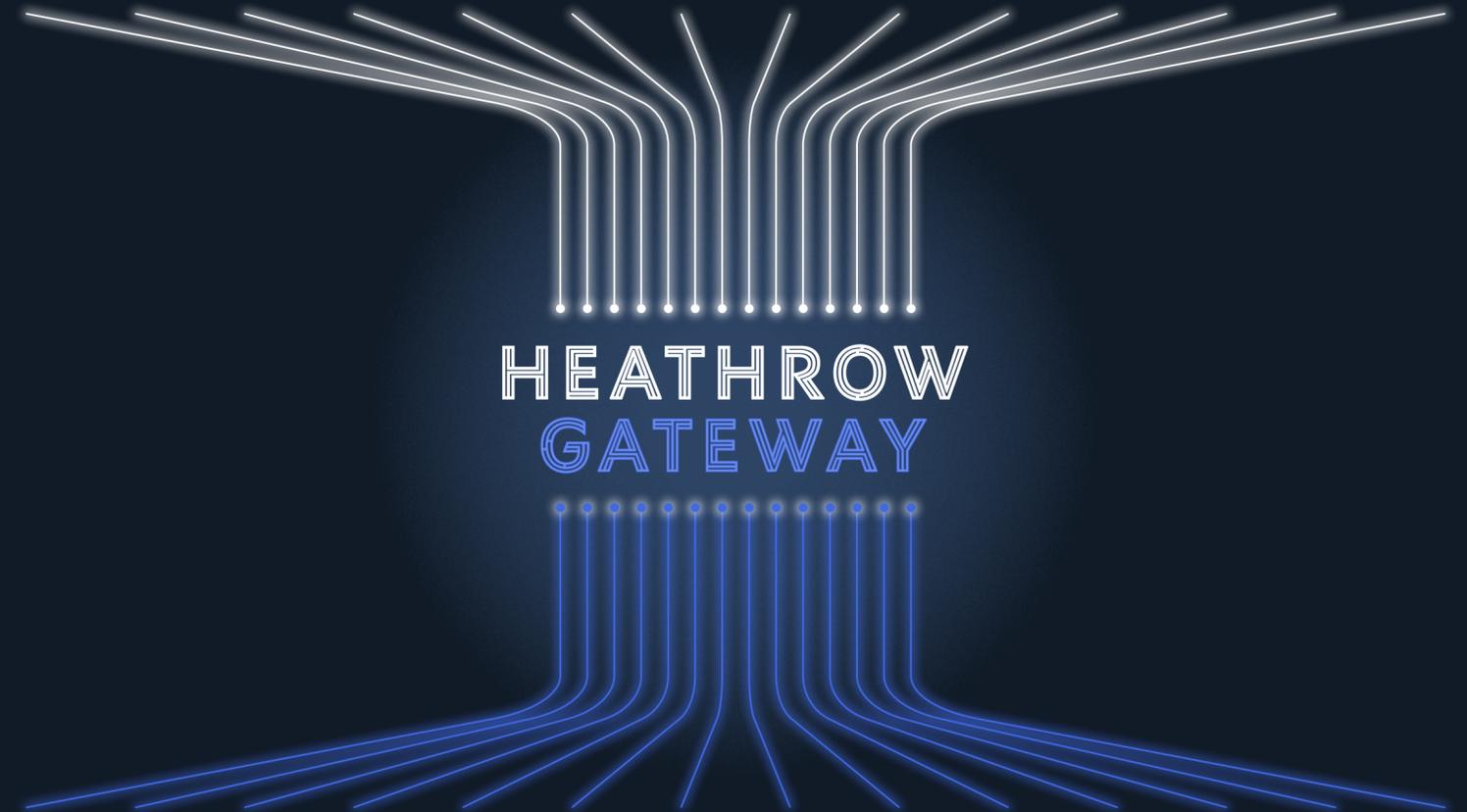
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All relevant and associated legal and technical documentation can be located in the virtual data room.

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**Please contact Knight Frank for access.**



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