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**Orchard Street maintains momentum with c.20,000 sq ft of lettings at West London's greenest industrial estate**

*- Communication Park is now two-thirds let just six months after redevelopment -*

Orchard Street Investment Management ('Orchard Street'), the specialist commercial property investment manager, announces the second and third lettings at its Communication Park industrial estate in Feltham, West London, following a comprehensive redevelopment to deliver a carbon neutral industrial scheme. The Packengers, the French fine art packing and distribution service, has taken circa 8,000 sq ft of space, while Ideal International Logistics, a UK subsidiary of Shanghai Ideal International (YDH) has taken the scheme's second largest unit, representing circa 12,000 sq ft of space.

Together with Airbox Fulfilment, who took c. 20,000 sq ft of space in February, these lettings take the estate to two-thirds full just six months after reaching practical completion. A range of prospective tenants have viewed and are currently considering the final two units, spread across 14,132 and 10,400 sq ft respectively.

The redevelopment has transformed the asset into a 64,000 sq ft modern, high-quality industrial estate. Occupiers benefit from eight metre clear internal height, excellent parking and loading provisions, and modern, carbon neutral comfort cooled office space. Conveniently located in Feltham, the site borders Heathrow Airport and Cargo Terminal, with excellent access to the M3 and M4 national motorways.

In line with Orchard Street's Responsible Investment strategy, Communication Park is one of the UK's only carbon neutral industrial developments and the only such development in West London. The estate has achieved a BREEAM Excellent rating and all units have achieved an EPC rating of A+, awarded to assets that produce more renewable energy than consumed by the base building's regulated consumption. Communication Park also offers electric vehicle and e-bike charging points along with an onsite PV solar power generation system, creating very low energy running costs to the direct benefit of occupiers, who can access the solar power at a discount to market rates.

**Lora Brill, Head of Responsibility & ESG at Orchard Street commented:** "To have secured two additional and significant lettings so shortly after the redevelopment of this scheme is testament to the enduring appeal of investing in flexible, sustainable buildings. In addition to its strategic location next to Heathrow Airport, occupiers have been attracted to Communication Park due to its low energy running costs. We expect these strong sustainability features to continue to appeal to increasingly environmentally conscious occupiers going forward."

Orchard Street was advised by JLL and DTRE.

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**For more information:**

**Orchard Street:**

Philip Gadsden  
Orchard Street Investment Management  
020 7494 8860  
[pgadsden@orchard-street.co.uk](mailto:pgadsden@orchard-street.co.uk)

Dido Laurimore/ Talia Jessener  
FTI Consulting  
020 3727 1000  
[OSIM@fticonsulting.com](mailto:OSIM@fticonsulting.com)

**Notes to Editors:**

**Orchard Street Investment Management**

Established in 2004, Orchard Street Investment Management LLP is a leading specialist commercial property investment manager, focused on the UK market. It acts on behalf of institutional clients world-wide to advise on investing in and the active management of property assets, including industrial warehouses, retail warehouses, and offices.