

Press release

Tritax London Logistics Fund and WFS sign agreement for new built-to-suit facility at Heathrow

- *First air cargo facility to be developed on London Heathrow since 2006*
- *Cross-docked 122,400 sq ft unit includes 11,840 sq ft of HQ office space*
- *Development designed to achieve BREEAM Excellent and EPC A+ ratings*
- *20-year lease with a further option to renew*

London, 22 December 2025 – Tritax London Logistics Fund (TLLF) has signed a 20-year lease on a new built-to-suit air cargo facility at London Heathrow with Worldwide Flight Services (WFS), specialists in air cargo, passenger and ground handling, and part of the SATS Group.

The cross-docked 122,400 sq ft facility, which is subject to planning consent, will be built on a five-acre site within the Heathrow airport's main cargo area. This will be the first air cargo facility delivered on the airport since 2006.

Expected to be fully operational during 2027, the development will target BREEAM "Excellent" and EPC A+ ratings.

After its fit-out by WFS, the new facility will have an annual handling capacity exceeding 160,000 tonnes of cargo – enabling WFS to meet the growth requirements of its existing customers and unlocking capacity to serve more airlines. It will also include 11,840 sq ft of HQ office space. WFS expects the air cargo facility to create up to 100 new jobs at Heathrow when it opens.

TLLF has a strong track record of delivering new developments in the Heathrow market, most recently the successful completion of dnata City East, 9 Blackthorne Road and RP6 on Radius Park.

Dominic Moore, Senior Asset Manager, Tritax London Logistics Fund, commented:

"TLLF has deep experience in delivering bespoke property solutions for clients in the valuable Heathrow market, and across West London. We're looking forward to continuing to work with WFS on this new cargo terminal, which will support their growth and sustainability ambitions."

Chris Beale, Managing Director UK at WFS, said:

"Heathrow is literally flying from a cargo perspective, so it is imperative that we can provide the physical infrastructure to process these growing volumes. This new lease is an important part of this strategy and reflects WFS's long-term commitment to Heathrow and its airline and cargo customers."

—ENDS—

FOR FURTHER INFORMATION, PLEASE CONTACT:

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About Tritax London Logistics Fund

Tritax London Logistics Fund (TLLF) is an investment trust for institutional investors seeking exposure to Greater London's industrial and logistics sector. TLLF invests in multi-let industrial estates, last-mile logistics hubs and strategic mid-boxes within London's M25 orbital road system, with a significant presence in the prime Heathrow submarket in West London. London's fast-growing population and world-leading e-commerce penetration continues to fuel demand for last-mile logistics assets, and industrial real estate supply has not kept up. TLLF aims to capitalise on these compelling market fundamentals for investors through rental and capital growth, as well as through its development pipeline.