NORTH FELTHAM TRADING ESTATE

TO LET
ADJACENT TO HEATHROW

Warehouse / industrial unit in a prime West London location

5,412 SQ FT (503 SQ M) AVAILABLE Q2 2024

- Prominently positioned just 3.6 miles from Heathrow Cargo Terminal and 13.5 miles from Central London
- Fast access to Central London via direct links to the M3, M4 and M25
- A highly diverse labour pool of over 7 million people within an hour's drive
- In the hands of a landlord with a reputation for outstanding customer service

UNIT 641 RIVER GARDENS



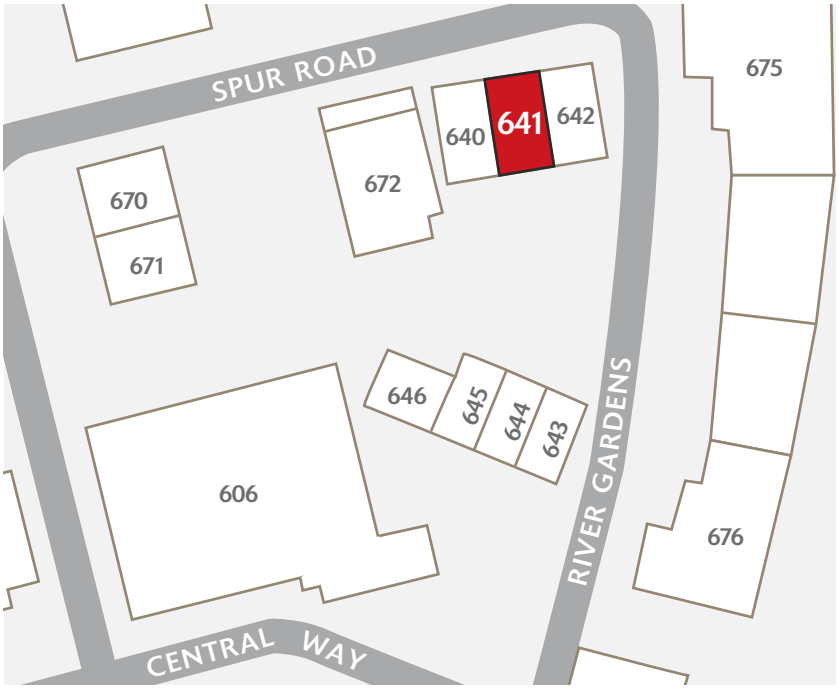




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ACCOMMODATION

Warehouse	3,251 sq ft
Ground floor office	1,124 sq ft
First floor office	1,037 sq ft
Total	**5,412 sq ft (503 sq m)**

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- Electrically operated loading door
- 5.7m eaves
- 10 car parking spaces
- EV charging
- 3-phase power
- EPC rating available upon request

DISTANCES

Hatton Cross Underground Station	1.0 miles
M4 (Junction 3)	2.6 miles
Heathrow Cargo Centre	3.6 miles
M3 (Junction 1)	3.7 miles
M25 (Junction 14)	5.4 miles
M25 (Junction 15)	6.0 miles
M25 (Junction 13)	6.1 miles
Central London	13.5 miles

Source: Google maps

EXISTING OCCUPIERS

Maersk, FedEx, UPS and Uniserve

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com

FOR MORE INFORMATION, PLEASE VISIT
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