

AVAILABLE NOW  
NEWLY REFURBISHED



# UNIT 6

HEATHROW INTERNATIONAL  
TRADING ESTATE

HEATHROW TW4 6HB



**TO LET**

**WAREHOUSE UNIT IN A PRIME  
HEATHROW LOCATION**

**5,813 SQ FT (540 SQ M)**

✓ Established and well-managed estate

📍 Just 3.6 miles from Heathrow Cargo Centre

📍 Close proximity to the M4 providing easy access to Central London and the national motorway network

✓ 24-hour on-site security

★ Well-known estate occupiers include Menzies Distribution Ltd and Allens Catering

#### ACCOMMODATION

WAREHOUSE	5,103 sq ft
GROUND FLOOR OFFICE	710 sq ft
<b>TOTAL</b>	<b>5,813 sq ft</b> (540 sq m)

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

#### SPECIFICATION

- Newly refurbished
- Clear span warehouse accommodation
- 1 up-and-over electrically operated loading door
- 7.4m to eaves
- 24-hour estate security
- Allocated parking
- EPC rating available upon request

#### DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (J3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (J15)	5.3 miles
M1 (J1)	13.0 miles
CENTRAL LONDON	15.4 miles

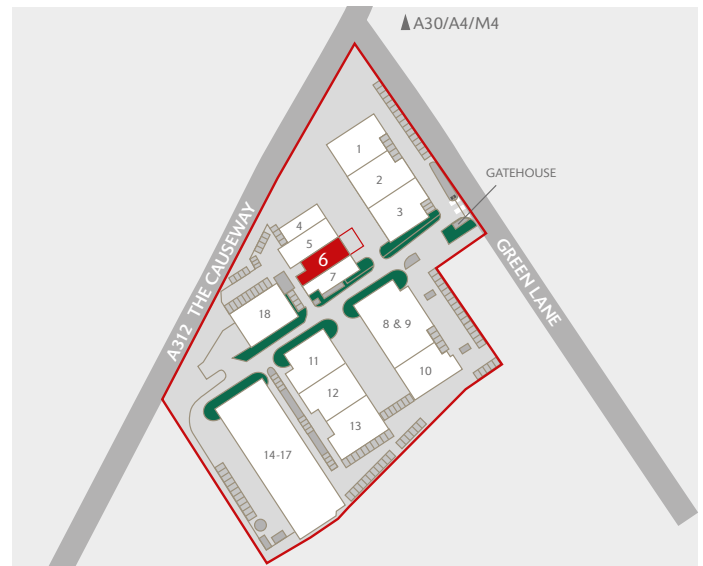
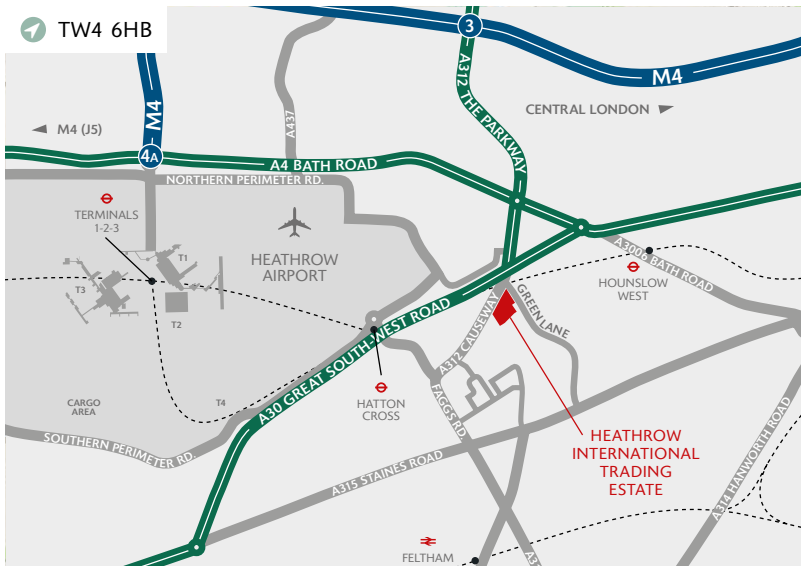
Source: Google maps

#### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/HEATHROWINTERNATIONAL](http://SEGRO.COM/HEATHROWINTERNATIONAL)**

Or, alternatively, please contact the joint agents:

**DTRE**

Maddie Moriarty  
020 3151 1158  
Jake Huntley  
020 3369 1912  
Charlie Wing  
020 3369 1928

**Colliers**

Isa Naeem  
020 3369 1801  
Patrick Rosso  
020 3369 1832

**DE SOUZA**

Simon Cressey  
020 3151 1219  
Frank De Souza  
020 3369 1857

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