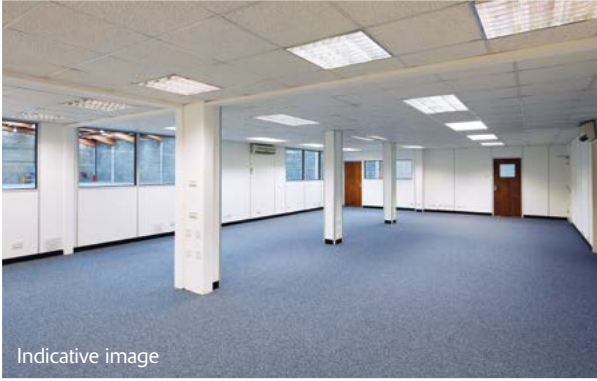


AVAILABLE Q2 2022



Indicative image



Indicative image

UNITS 6/7

THE HEATHROW ESTATE

HEATHROW TW4 6NF



TO LET

**HIGHLY PROMINENT INDUSTRIAL /
WAREHOUSE UNIT**

23,605 - 47,616 SQ FT (2,192 - 4,423 SQ M)

★ Major trade company location including HSS, Screwfix and Asendia

📍 Prominent and highly visible from the A30

📍 Superb M4 motorway and transport links

📍 Prime location in a strong catchment with access to the West London urban population

✔ 24-hour on-site security

ACCOMMODATION

UNIT 6	
WAREHOUSE	21,347 sq ft
GROUND FLOOR OFFICE	1,315 sq ft
FIRST FLOOR OFFICE	1,349 sq ft
TOTAL	24,011 sq ft (2,231 sq m)

UNIT 7	
WAREHOUSE	23,605 sq ft
GROUND FLOOR OFFICE	1,276 sq ft
FIRST FLOOR OFFICE	1,311 sq ft
TOTAL	23,605 sq ft (2,192 sq m)
COMBINED TOTAL	47,616 sq ft (4,423 sq m)

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

SPECIFICATION

- 6.7m eaves height
- 3-phase power
- 1 x level access loading door per unit
- Ancillary offices and WCs
- 19 car parking spaces (9 allocated to Unit 6 & 10 allocated to Unit 7)
- EPC rating available upon request

DISTANCES

HATTON CROSS STATION	1.0 miles
M4 (J3)	1.4 miles
M4 (J4A)	3.0 miles
HEATHROW CARGO TERMINAL	3.8 miles
CENTRAL LONDON	15.0 miles

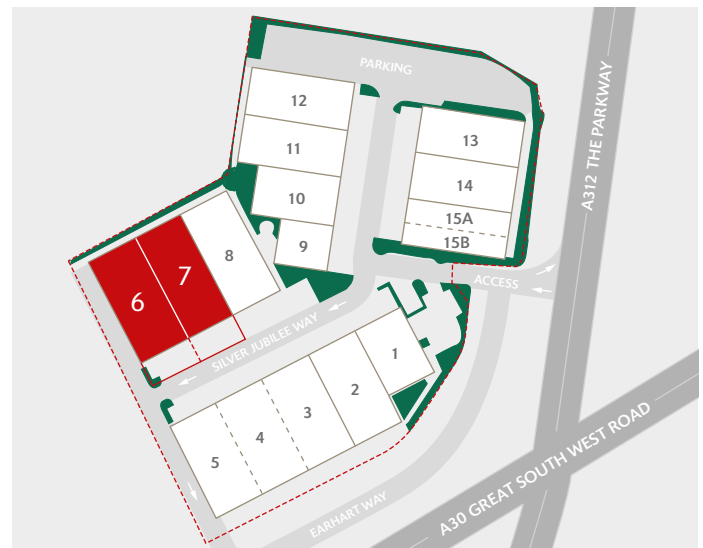
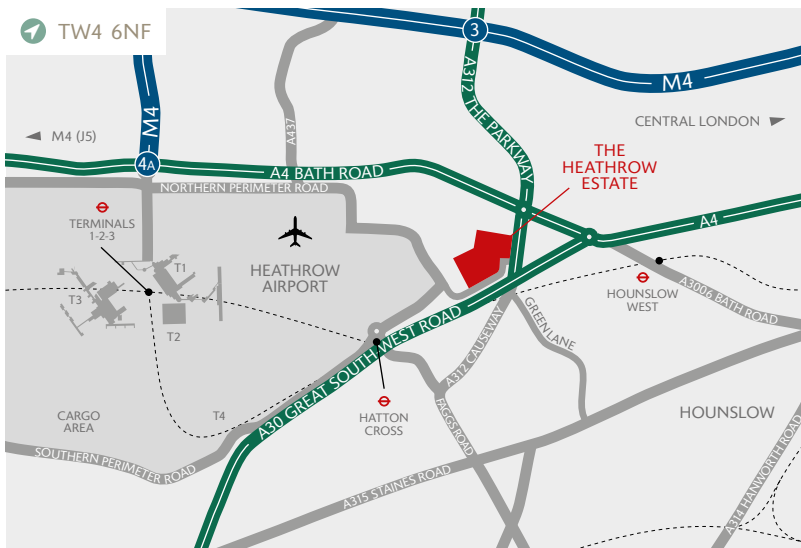
Source: Google maps

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 8.8 million square metres of space (95 million square feet) valued at £17.1 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 for further information.



For more information, please contact the joint agents:



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