

AVAILABLE JUNE 2019

UNDER  
REFURBISHMENT

# UNIT 8

## THE HEATHROW ESTATE

HEATHROW TW4 6NF



TO LET  
WAREHOUSE / INDUSTRIAL UNIT  
CLOSE TO HEATHROW

**24,279 SQ FT (2,256 SQ M)**

★ Major trade company location with occupiers including Screwfix and HSS

✓ 24-hour on site security

✓ 24-hour access

📍 Superb M4 motorway and A-road links

📍 3 miles from Heathrow Cargo Centre

### ACCOMMODATION

WAREHOUSE	21,299 sq ft
GROUND FLOOR OFFICE	1,608 sq ft
FIRST FLOOR OFFICE	1,372 sq ft
<b>TOTAL</b>	<b>24,279 sq ft (2,256 sq m)</b>

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

### SPECIFICATION

- 1 loading door
- 6.7m clear eaves height
- Two-storey fitted offices
- 24-hour on site security
- Lighting to warehouse
- Demised car parking
- EPC rating: E – 102 (to be reassessed)

### DISTANCES

HATTON CROSS UNDERGROUND ST	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

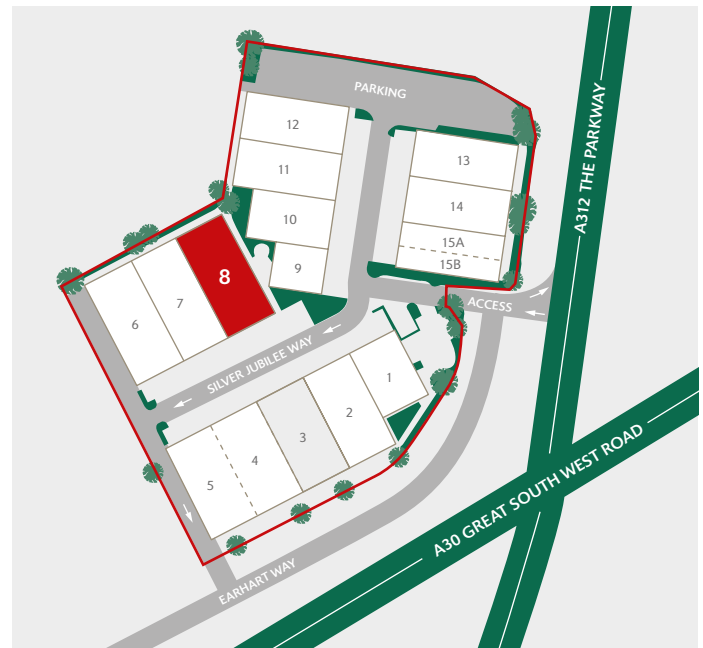
Source: Google maps

### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 6.9 million square metres of space (74 million square feet) valued at over £10 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 nine other European countries.

See SEGRO.com for further information.



For more information, please contact the joint agents:

33 Margaret Street  
London  
W1G 0JD  
**savills.co.uk** **savills**  
**020 7499 8644**

**dohertybaines**  
Leading Real Estate Advice  
**020 7355 3033**  
www.dohertybaines.com

**DE SOUZA**  
.co.uk  
**020 8707 3030**

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 05/19.

Bonnie Minshull  
bminshull@savills.com  
Christian Wright  
cwright@savills.com

David O'Donovan  
dodonovan@dohertybaines.com  
Will Norman  
wnorman@dohertybaines.com

Frank De Souza  
frank@desouza.co.uk  
Simon Cressey  
simonc@desouza.co.uk