

FULLY REFURBISHED



# UNIT 604

## CENTRAL WAY

NORTH FELTHAM TRADING ESTATE TW14 0RX

TO LET

MODERN WAREHOUSE /  
PRODUCTION UNIT READY  
FOR OCCUPATION

**21,494 SQ FT (1,997 SQ M)**



★ Well-managed and popular estate with occupiers including UPS, FedEx, Kuehne + Nagel and OCS

✓ Unrestricted 24/7 use

📍 3.6 miles from Heathrow Cargo Centre

📍 30 minutes from Central London and close to the M3, M4 and M25

### ACCOMMODATION

|           |                           |
|-----------|---------------------------|
| WAREHOUSE | 13,523 sq ft              |
| OFFICE    | 7,971 sq ft               |
| TOTAL     | 21,494 sq ft (1,997 sq m) |

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

### SPECIFICATION

- Minimum height to eaves: 6m clear
- 2 x docks and 2 x surface level loading doors
- Yard can be secured
- Ancillary offices & WCs
- Benefits from photovoltaic panels to reduce energy consumption and costs
- EPC rating: C – 62

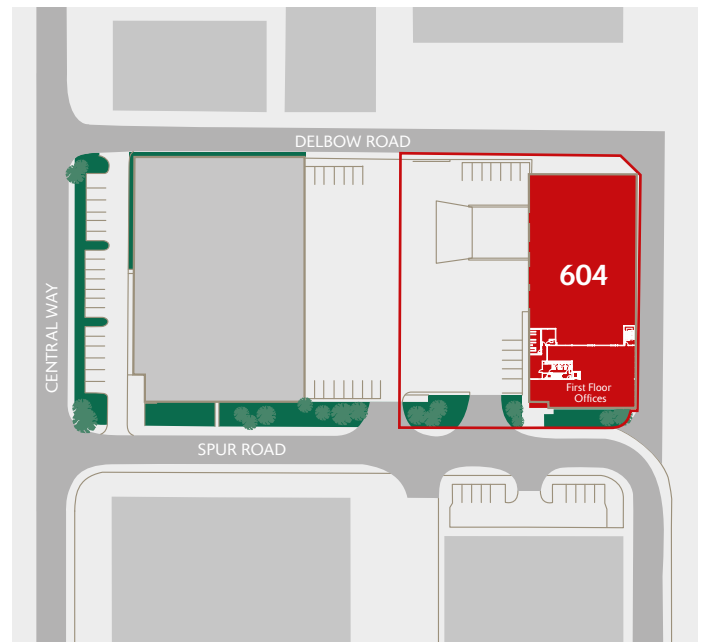
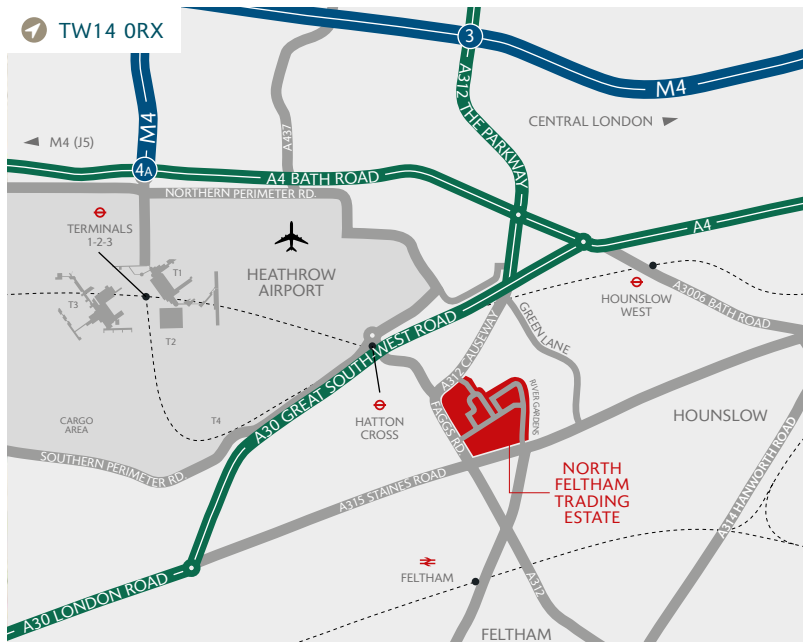
### DISTANCES

|                             |           |
|-----------------------------|-----------|
| 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

### VIRTUAL REALITY TOUR

▶ [SEGRO.com/604northfeltham](https://www.segro.com/604northfeltham)



For more information, please contact the joint agents:

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

Bonnie Minshull  
bminshull@savills.com  
Matt Ryan  
mattryan@savills.com

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

David O'Donovan  
dodonovan@dohertybaines.com  
Paul Londra  
plondra@dohertybaines.com

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

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

### 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 over six million square metres of space valued at £7.4 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.

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. 02/17.