

AVAILABLE NOW

UNIT 645

RIVER GARDENS

NORTH FELTHAM TRADING ESTATE TW14 0RD



TO LET

WAREHOUSE / INDUSTRIAL UNIT
CLOSE TO HEATHROW

3,974 SQ FT (369 SQ M)

✓ Well-managed and one of the biggest estates within the SEGRO Heathrow portfolio

✓ Unrestricted 24/7 use

📍 3 miles from Heathrow Cargo Centre

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

👥 Easily accessed by a substantial labour pool

★ Existing occupiers include Kuehne + Nagel, FedEx, UPS and Uniserve

ACCOMMODATION

| | |
|---------------------|---------------------------|
| WAREHOUSE | 2,706 sq ft |
| GROUND FLOOR OFFICE | 632 sq ft |
| FIRST FLOOR OFFICE | 636 sq ft |
| TOTAL | 3,974 sq ft (369 sq m) |

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

SPECIFICATION

- 1 loading door
- 5.4m eaves height
- 6 car parking spaces
- EPC rating: C – 76

DISTANCES

| | |
|-------------------------------|-----------|
| HATTON CROSS UNDERGROUND STN. | 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 |

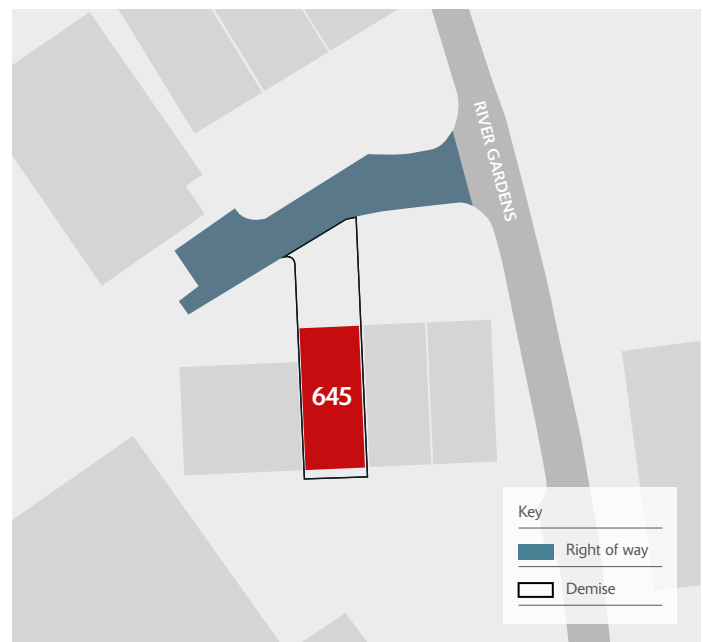
Source: Google maps

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 7.8 million square metres of space (84 million square feet) valued at £11.7 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 eight other European countries.

See SEGRO.com for further information.



For more information, please contact the joint agents:



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