

AVAILABLE NOW



# UNIT 656

## RIVER GARDENS

NORTH FELTHAM TRADING ESTATE TW14 0RD



TO LET

WAREHOUSE / INDUSTRIAL UNIT  
CLOSE TO HEATHROW

**4,774 SQ FT (443 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	3,073 sq ft
GROUND FLOOR OFFICE	759 sq ft
FIRST FLOOR OFFICE	942 sq ft
<b>TOTAL</b>	<b>4,774 sq ft</b> (443 sq m)

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

## SPECIFICATION

- 6m eaves height
- 3-phase power
- Up-and-over 5m high loading door
- Fully fitted offices with gas fired central heating
- Male and female toilets
- 7 car parking spaces
- Tinted double glazing
- EPC rating: D – 84

## 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

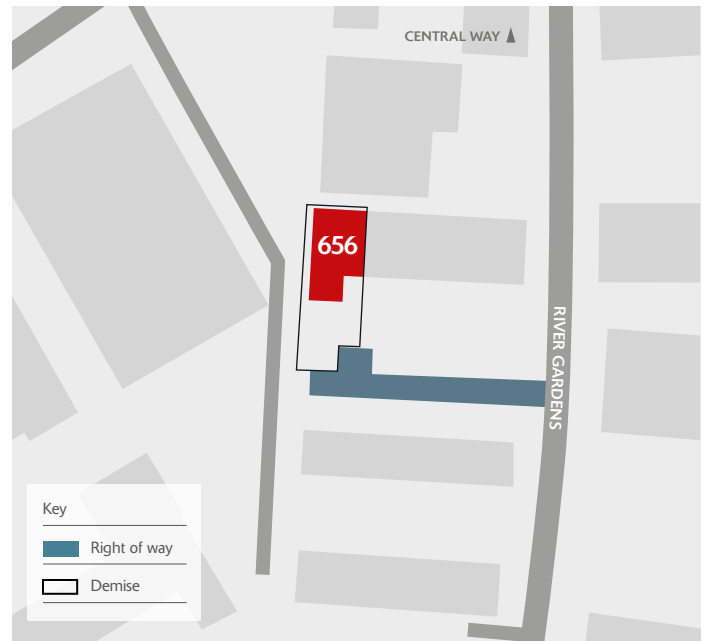
Source: Google maps

## 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 6.7 million square metres of space (72 million square feet) valued at over £9 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](http://SEGRO.com) for further information.



For more information, please contact the joint agents:



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