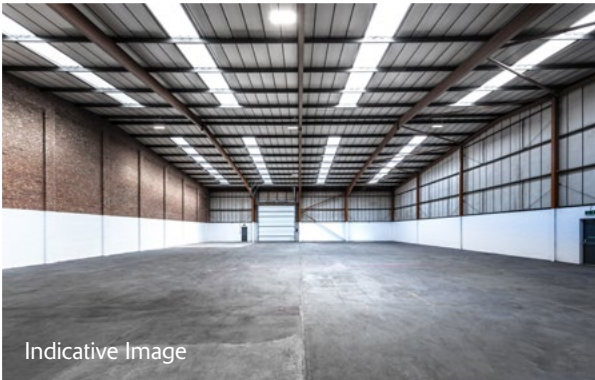


AVAILABLE NOW
NEWLY REFURBISHED



Indicative Image

UNIT 1

HEATHROW INTERNATIONAL
TRADING ESTATE

HEATHROW TW4 6HB



TO LET

**MODERN WAREHOUSE / INDUSTRIAL
UNIT IN A PRIME HEATHROW LOCATION**

11,521 SQ FT (1,070 SQ M)

✓ Established and well-managed estate

📍 Just 3.6 miles from Heathrow Cargo Centre

👥 Close proximity to the M4 providing easy access to Central London and the national motorway network

✓ 24-hour on-site security

★ Well-known estate occupiers include Menzies Distribution Ltd, Allens Catering and Flights Hallmark

✓ Potential for expansion and other space available on the estate

ACCOMMODATION

WAREHOUSE	10,285 sq ft
GROUND FLOOR OFFICE	1,236 sq ft
TOTAL	11,521 sq ft (1,070 sq m)

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

SPECIFICATION

- Newly refurbished
- 2 up-and-over electrically operated loading doors
- 6.1m clear eaves height
- 19 allocated parking spaces
- Fully fitted offices
- EPC rating available upon request

DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (J3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (J15)	5.3 miles
M1 (J1)	13.0 miles
CENTRAL LONDON	15.4 miles

Source: Google maps

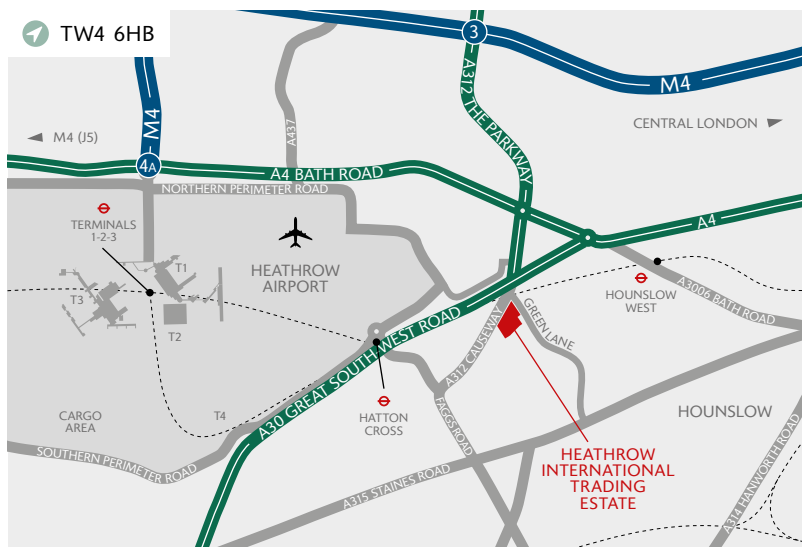
ABOUT SEGRO

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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.

📍 TW4 6HB



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/HEATHROWINTERNATIONAL

Or, alternatively, please contact the joint agents:

DTRE

Maddie Moriarty
020 3151 1158
Jake Huntley
020 3369 1912
Charlie Wing
020 3369 1928

Colliers

Isa Naeem
020 3369 1801
Patrick Rosso
020 3369 1832

DE SOUZA

Simon Cressey
020 3151 1219
Frank De Souza
020 3369 1857

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. 08/23.

SEGRO

SEGRO.com