

AVAILABLE Q3 2019



# UNIT 1

## SPACE WAY

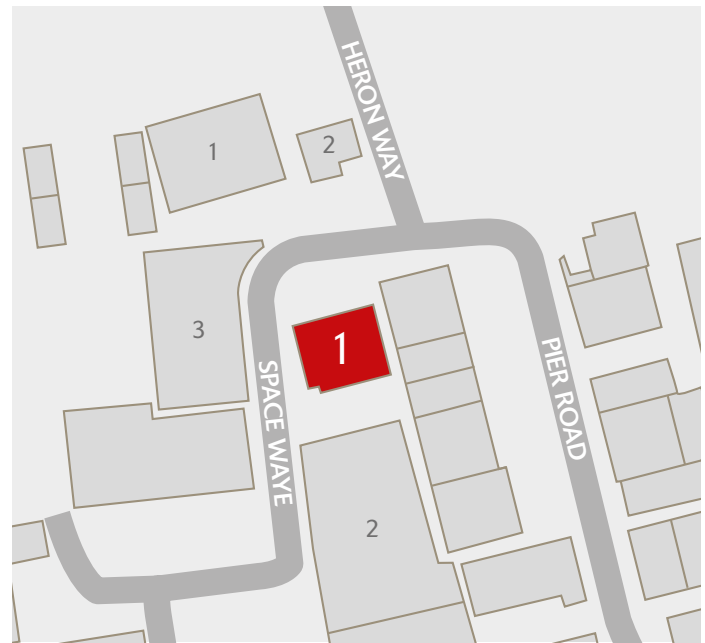
NORTH FELTHAM TRADING ESTATE TW14 0TH



**TO LET**

**WAREHOUSE / INDUSTRIAL UNIT  
TO BE REFURBISHED**

**12,860 SQ FT (1,194 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	9,886 sq ft
OFFICE	2,974 sq ft
<b>TOTAL</b>	<b>12,860 sq ft</b> <b>(1,194 sq m)</b>

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

#### SPECIFICATION

- 5m clear height
- Ground and first floor offices
- 2 loading doors
- 34 parking spaces
- EPC rating: D – 91

#### TERMS

New lease available on flexible terms, subject to contract.

#### 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 6.9 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.

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