

AVAILABLE Q1 2020

# UNIT 653

## RIVER GARDENS

NORTH FELTHAM TRADING ESTATE TW14 0RD



**TO LET**

WAREHOUSE / INDUSTRIAL UNIT  
CLOSE TO HEATHROW

**1,479 SQ FT (137 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	1,479 sq ft
<b>TOTAL</b>	<b>1,479 sq ft</b> <b>(137 sq m)</b>

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

#### SPECIFICATION

- To be refurbished
- 4.8m eaves height
- 1 loading door
- Office / ancillary space
- 4 parking spaces
- EPC rating: D – 83

#### 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

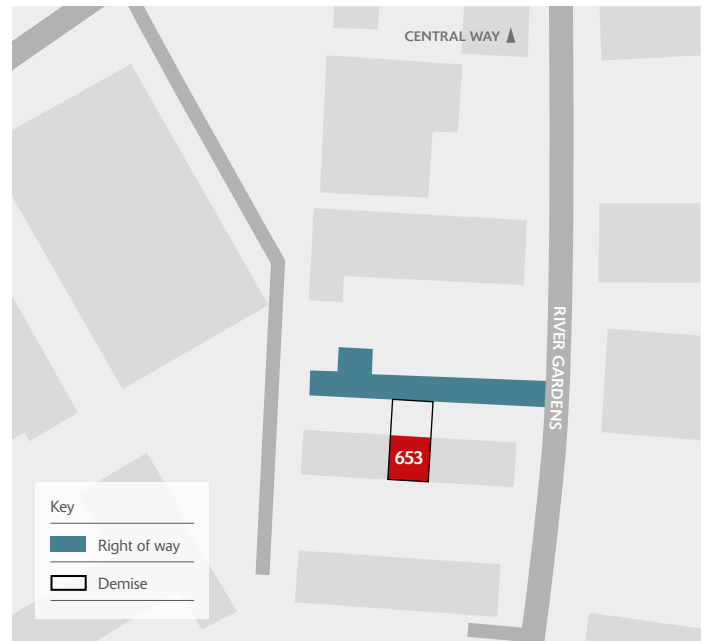
Source: Google maps

#### 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.



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