

AVAILABLE Q2 2020

UNIT 643

RIVER GARDENS

NORTH FELTHAM TRADING ESTATE TW14 0RD



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
CLOSE TO HEATHROW**

4,066 SQ FT (378 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	2,677 sq ft
GROUND FLOOR OFFICE	680 sq ft
FIRST FLOOR OFFICE	709 sq ft
TOTAL	4,066 sq ft (378 sq m)

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

SPECIFICATION

- To be refurbished
- 5.2m eaves height
- 1 loading door
- Ground and first floor offices
- 4 parking spaces
- EPC rating: C – 73

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

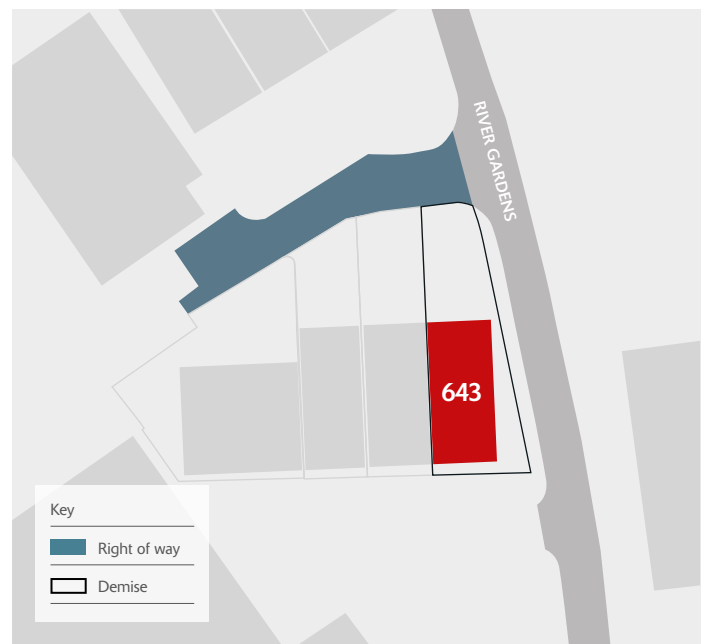
Source: Google maps

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:



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. 09/19.

Bonnie Minshull
bminshull@savills.com
Christian Wright
cwright@savills.com

David O'Donovan
dodonovan@dohertybaines.com
Will Norman
wnorman@dohertybaines.com

Frank De Souza
frank@desouza.co.uk
Simon Cressey
simon@desouza.co.uk