

AVAILABLE NOW



# UNIT 13

HEATHROW INTERNATIONAL  
TRADING ESTATE

HEATHROW TW4 6HB



**TO LET**

**WAREHOUSE UNIT  
WITH SECURE COMPOUND**

**11,529 SQ FT (1,071 SQ M)**

OTHER UNITS AVAILABLE FROM  
**5,000 TO 50,000 SQ FT**

✓ 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 Office Depot, Allens Catering, Yamato Transport and Mini Crane Hire Company

✓ Potential for expansion and other space available on the estate

### ACCOMMODATION

WAREHOUSE	10,304 sq ft
OFFICE	1,225 sq ft
<b>TOTAL</b>	<b>11,529 sq ft (1,071 sq m)</b>
SECURE COMPOUND	9,278 sq ft (862 sq m)

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

### SPECIFICATION

- Clear span warehouse accommodation
- Up-and-over electrically operated loading door
- 6m clear height rising to 8.3m at the apex
- Warehouse LED lighting
- 21 allocated parking spaces
- Secure compound for additional parking / storage
- Fully fitted offices
- EPC rating: C – 68

### VIRTUAL TOUR

▶ [SEGRO.com/13heathrowinternational](https://www.segro.com/13heathrowinternational)

### DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (JUNCTION 3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (JUNCTION 15)	5.3 miles
M1 (JUNCTION 1)	13.0 miles
CENTRAL LONDON	15.4 miles

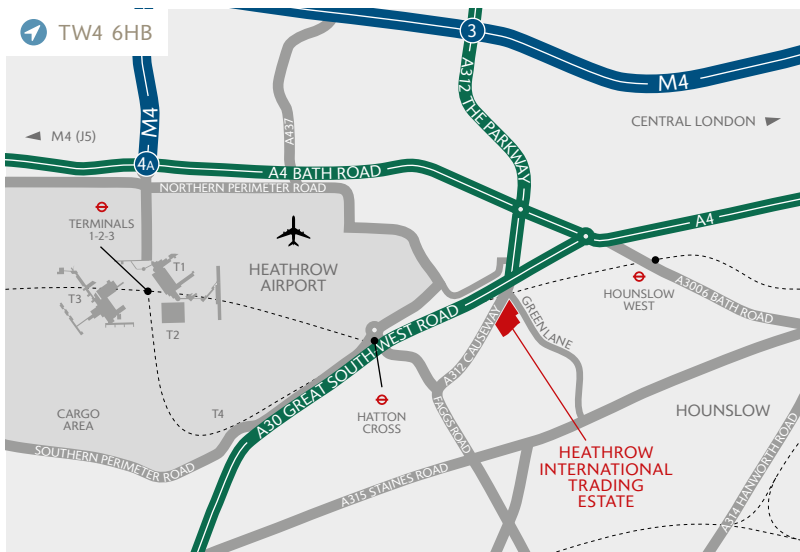
Source: Google maps

### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index. It is a leading owner, manager and developer of modern warehouses and light industrial property with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £12.2 billion.

Its assets are positioned strategically at locations in the UK across London and the South-East and Midlands regions, while in Continental Europe it has developments in France, Germany, Italy, Poland, Spain, The Netherlands and the Czech Republic.

See SEGRO.com for further information.



For more information, please contact the joint agents:

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EXTRAORDINARY

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