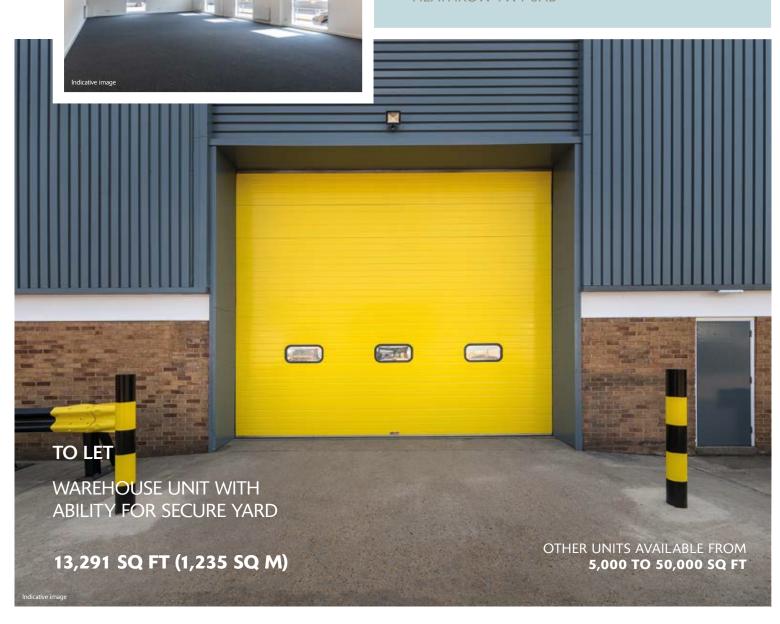
Indicative image

TO BE REFURBISHED
AVAILABLE OCTOBER 2020 OR EARLIER
SUBJECT TO EXISTING CUSTOMER

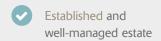
UNIT 18

HEATHROW INTERNATIONAL TRADING ESTATE

HEATHROW TW4 6HB







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	9,432 sq ft
GROUND & FIRST FLOOR OFFICE	3,859 sq ft
TOTAL	13,291 sq ft (1,235 sq m)
YARD	7,701 sq ft (715 sq m)

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

SPECIFICATION

- 2 up-and-over electrically operated loading doors
- Clear span warehouse accommodation
- 6m clear height rising to 8.3m at the apex
- Warehouse LED lighting
- A fenced and gated yard up to 40m in depth
- 21 allocated parking spaces
- EPC rating: C 68

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.





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