

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



UNIT 18

HEATHROW INTERNATIONAL
TRADING ESTATE

HEATHROW TW4 6HB



✓ 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	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.



For more information, please contact the joint agents:

DTRE
020 3328 9080
www.dtre.com

Knight Frank
020 7629 8171
KnightFrank.co.uk

DE SOUZA
.co.uk
020 8707 3030

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Jake Huntley
jake.huntley@dtre.com
Jamie Catherall
jamie.catherall@dtre.com

Gus Haslam
gus.haslam@knightfrank.com
James Maskey
james.maskey@knightfrank.com

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

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SEGRO.com