

NORTH FELTHAM TRADING ESTATE

UNIT 676 RIVER GARDENS

TO LET

Warehouse / industrial unit with shared secure yard in a prime West London location

20,105 SQ FT (1,867 SQ M)



Prominently positioned just 3 miles from Heathrow Cargo Terminal and 16 miles from Central London



Fast access to Central London via direct links to the M3, M4 and M25

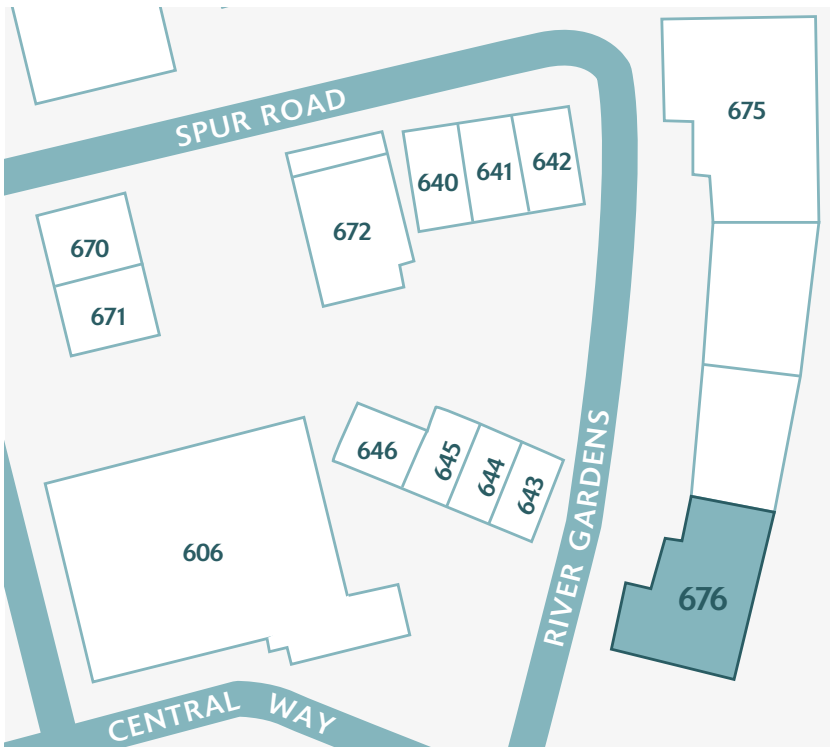
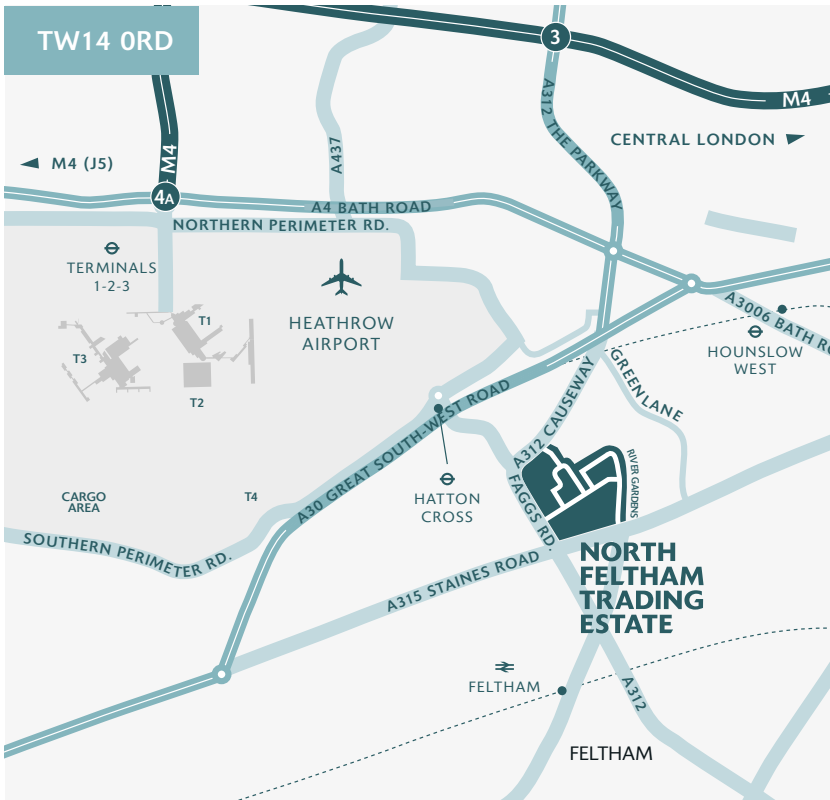


A highly diverse labour pool of over 7 million people within an hour's drive



In the hands of a landlord with a reputation for outstanding customer service





ACCOMMODATION

Warehouse	15,343 sq ft
Ground Floor Office	1,561 sq ft
First Floor Office	2,692 sq ft
Ancillary	509 sq ft
Total	20,105 sq ft (1,867 sq m)

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

SPECIFICATION

- New comfort cooling to ground and first floor offices
- High-specification WC and office accommodation
- LED lighting throughout
- 8m eaves height
- 2 shutter doors to warehouse
- Platform passenger lift
- 18 car parking spaces
- 4 EV car charging bays
- Shared secure yard area
- EPC rating: A

DISTANCES

Hatton Cross Underground Station	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
Central London	16.0 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 8.8 million square metres of space (95 million square feet) valued at £17.1 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 seven other European countries.

See SEGRO.com for further information.

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