

NORTH FELTHAM TRADING ESTATE

UNIT 659 RIVER GARDENS

TO LET

Warehouse / industrial unit in a prime West London location

4,852 SQ FT (451 SQ M)
AVAILABLE Q1 2022



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



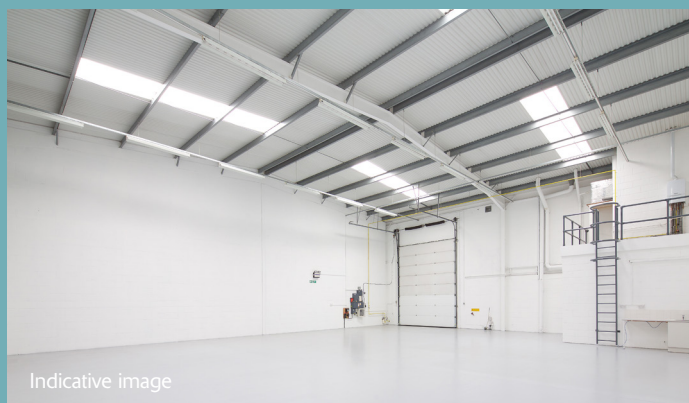
Fast access to Central London via direct links to the M3, M4 and M25



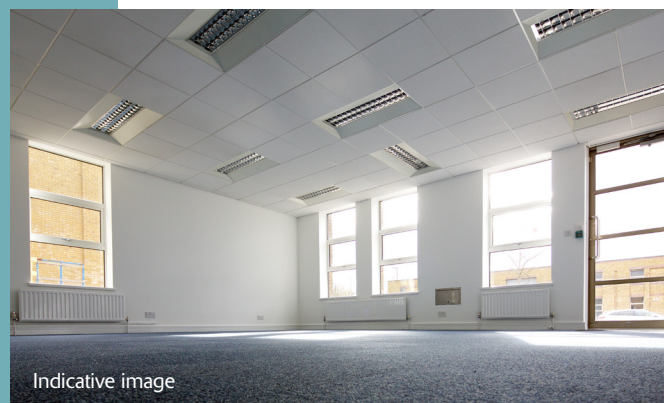
A highly diverse labour pool of over 7 million people within an hour's drive



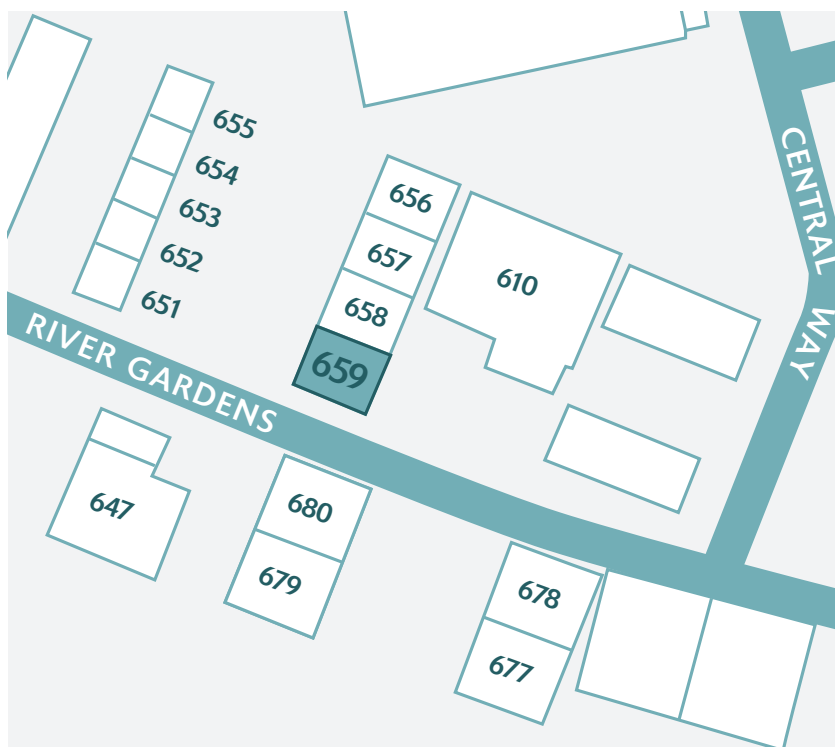
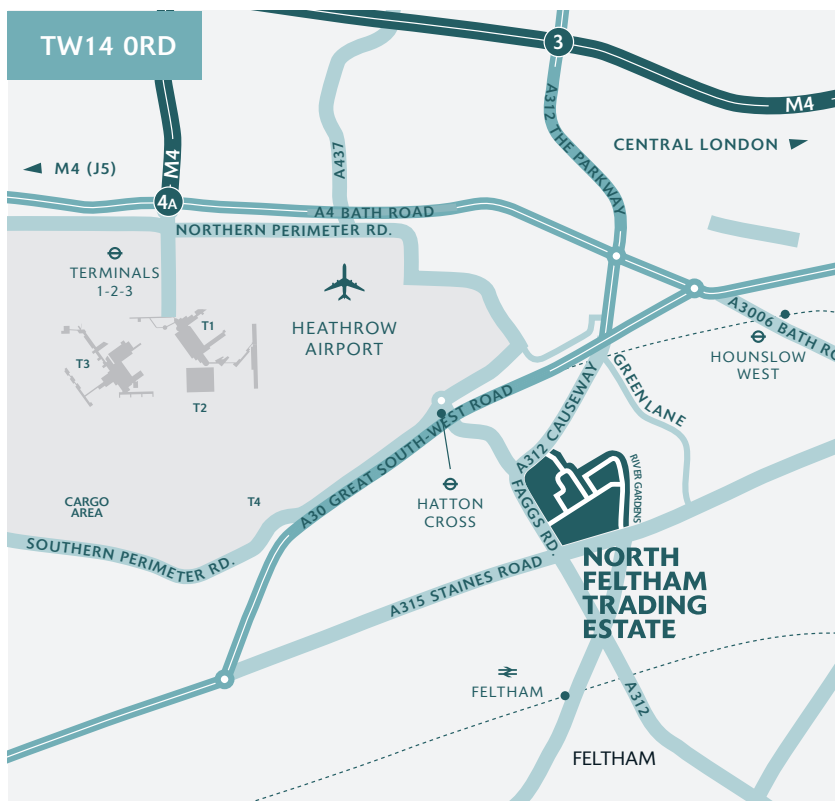
In the hands of a landlord with a reputation for outstanding customer service



Indicative image



Indicative image



ACCOMMODATION

Warehouse	2,948 sq ft
Ground Floor Office	946 sq ft
First Floor Office	958 sq ft
Total	4,852 sq ft (451 sq m)

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

SPECIFICATION

- To be refurbished
- 6.3m eaves height
- Single loading door
- 3-phase power
- 8 car parking spaces
- EPC rating available upon request

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 £15.3 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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