

TO BE REFURBISHED
AVAILABLE Q1 2022

UNIT 14-17

HEATHROW INTERNATIONAL
TRADING ESTATE

HEATHROW TW4 6HB

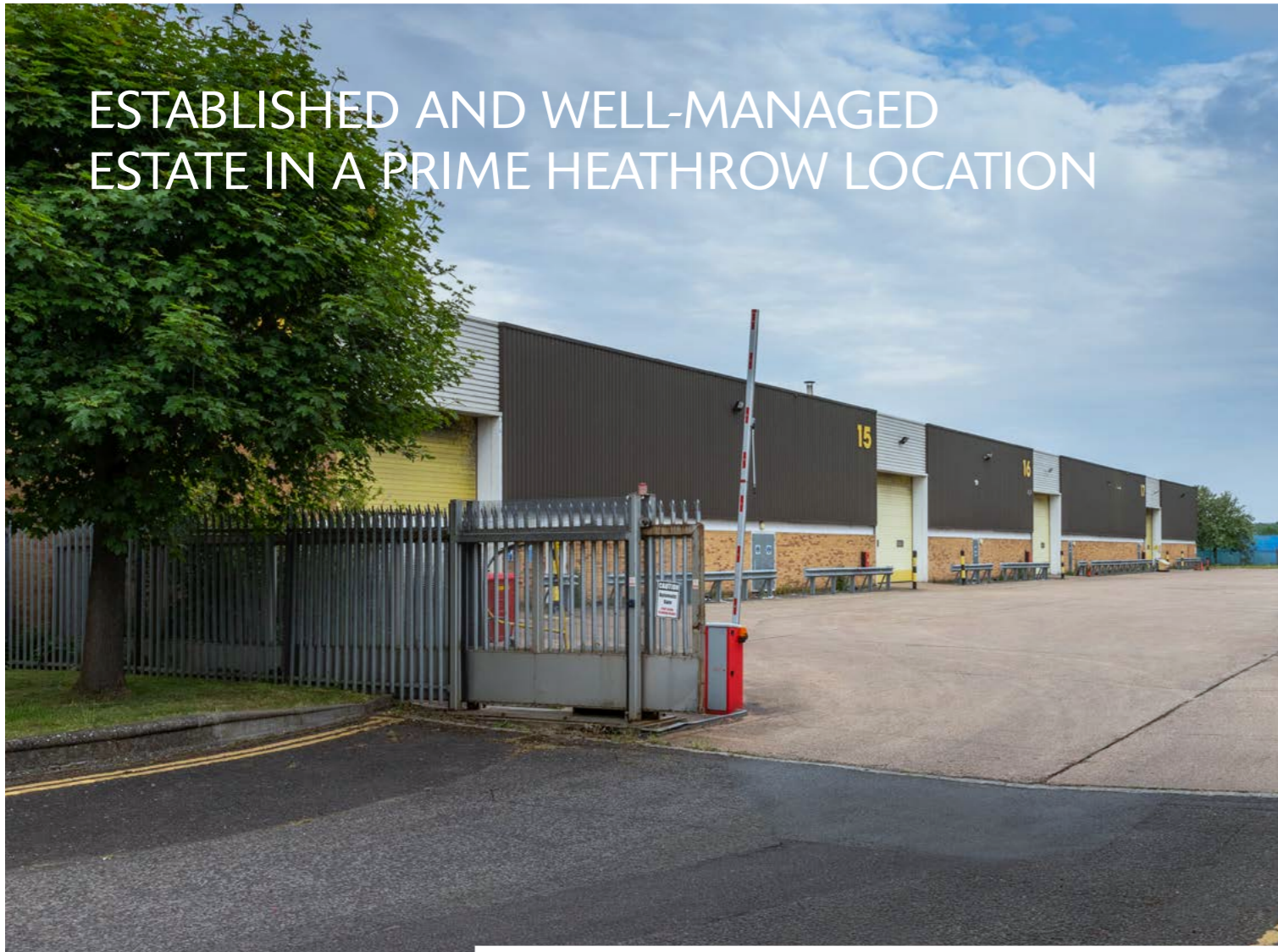


TO LET

MODERN INDUSTRIAL UNIT, WITH SECURE
YARD, IN A PRIME HEATHROW LOCATION

49,811 SQ FT (4,628 SQ M)

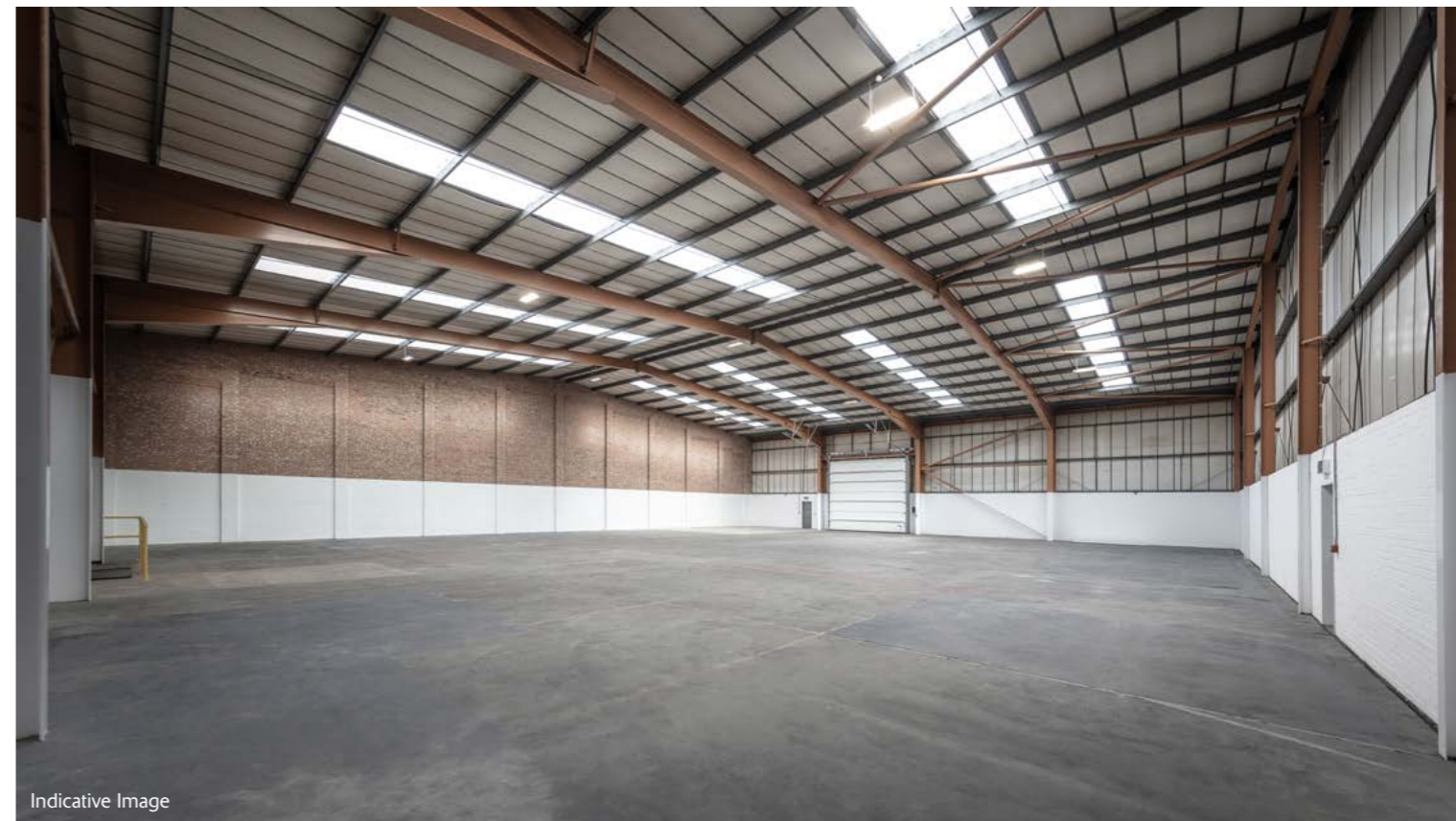
ESTABLISHED AND WELL-MANAGED ESTATE IN A PRIME HEATHROW LOCATION



- ✓ Established, well-managed estate
- 📍 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
- ✓ Potential for expansion and other space available on the estate



Indicative Image



Indicative Image

ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	39,686	3,687
OFFICE	10,125	941
TOTAL	49,811	4,628

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

SPECIFICATION

- To be refurbished
- 6m clear eaves height
- 4 loading doors
- 24m yard depth
- 33 car parking spaces
- Dedicated secure yard
- EPC rating available upon request

YOU WILL BE IN GOOD COMPANY WITH SEVERAL WELL-KNOWN OCCUPIERS ALREADY ESTABLISHED NEARBY:



DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (J3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (J15)	5.3 miles
M1 (J1)	13.0 miles
CENTRAL LONDON	15.4 miles

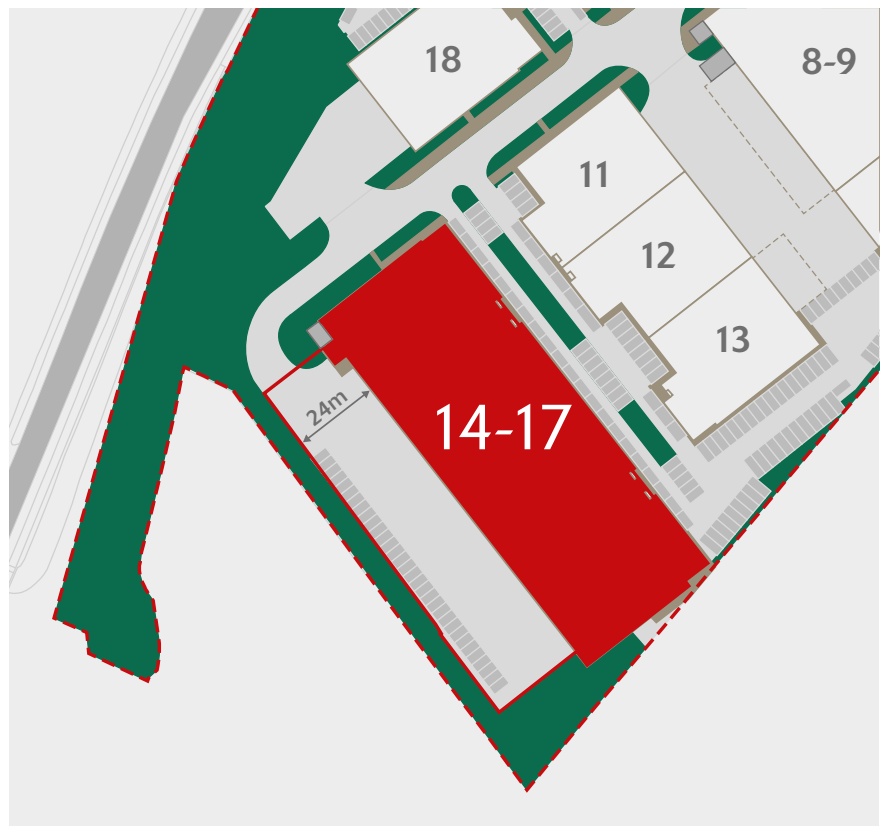
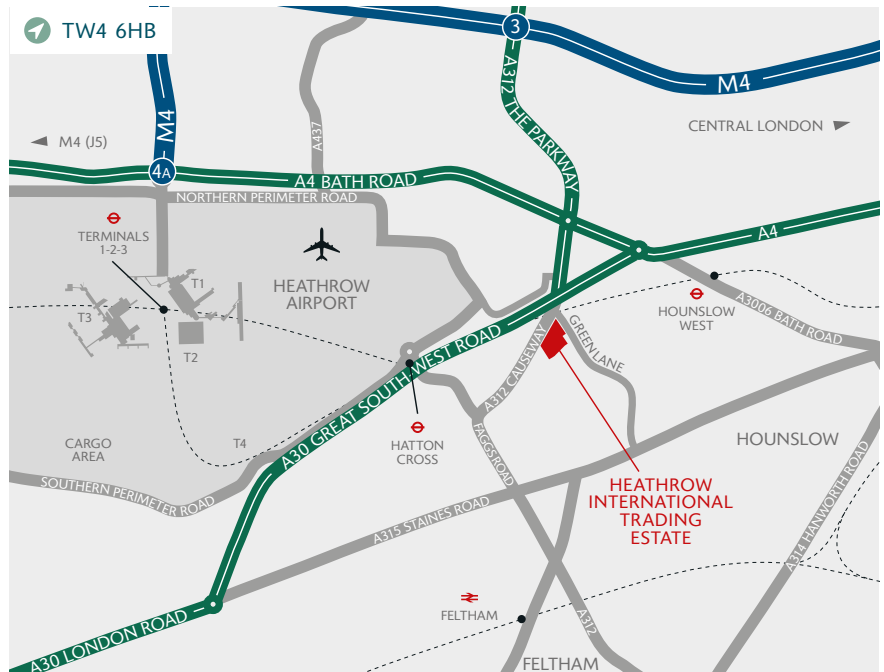
Source: Google maps

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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