

TO BE REFURBISHED  
AVAILABLE Q3 – Q4 2022



# 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 Menzies Distribution Ltd, 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
<b>TOTAL</b>	<b>13,291 sq ft</b> <b>(1,235 sq m)</b>
YARD	7,701 sq ft (715 sq m)

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

### SPECIFICATION

- Warehouse and offices to be refurbished
- Clear span warehouse accommodation
- 4 ground level loading doors\*
- 6m clear height rising to 8.1m at the apex
- Up to 40m yard space
- 21 allocated parking spaces
- Warehouse LED lighting
- EPC rating: B

### 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

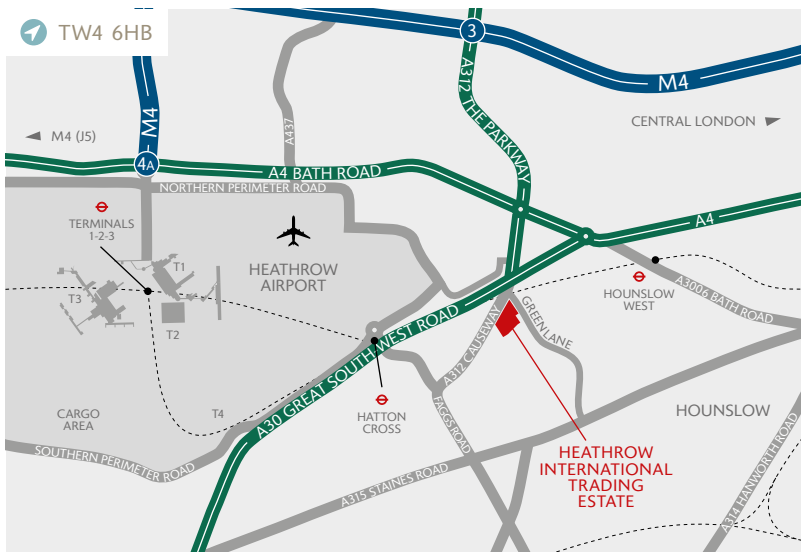
### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), 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](http://SEGRO.com) for further information.

\*1 full width door at 5.1m, 3 doors at approximately 3.2m width



For more information, please contact the joint agents:

**DTRE**  
020 3328 9080  
www.dtre.com

**Colliers**  
01895 813 344  
colliers.com/uk/industrial

**DE SOUZA**  
.co.uk  
020 8707 3030

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Maddie Moriarty  
maddie.moriarty@dtre.com  
Charlie Wing  
charlie.wing@dtre.com

Patrick Rosso  
patrick.rosso@colliers.com  
Isa Naeem  
isa.naeem@colliers.com

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