

NORTH FELTHAM TRADING ESTATE

UNIT 677 RIVER GARDENS

TO BE REFURBISHED
AVAILABLE Q4 2023
ADJACENT TO HEATHROW

Warehouse / industrial unit in
a prime West London location

5,633 SQ FT (523 SQ M)



Prominently positioned just 3.6 miles
from Heathrow Cargo Terminal and
13.5 miles from Central London



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

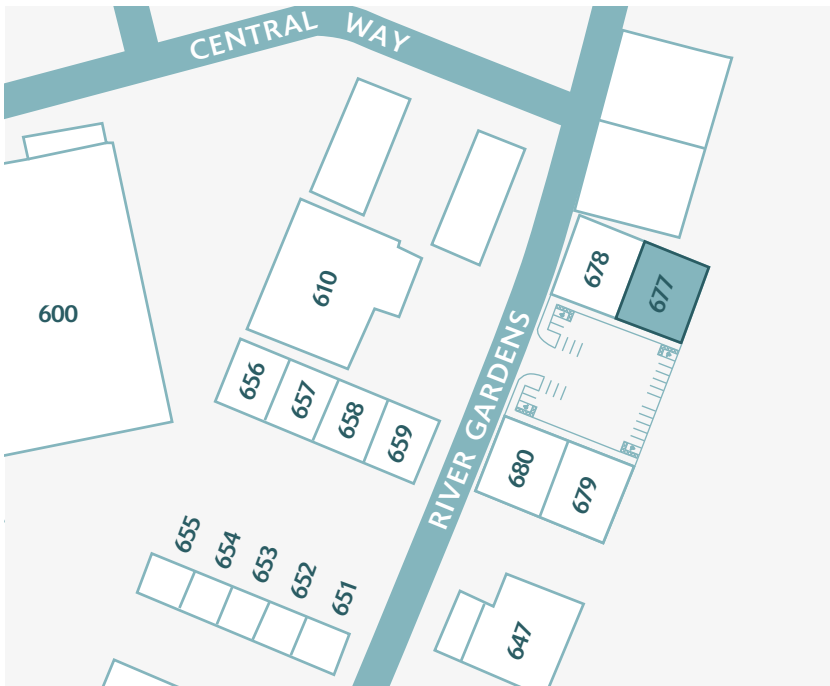


A highly diverse labour pool of over
7 million people within an hour's drive



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





ACCOMMODATION

| | |
|--------------|----------------------------------|
| Warehouse | 4,489 sq ft |
| Office | 1,144 sq ft |
| Total | 5,633 sq ft (523 sq m) |

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

SPECIFICATION

- Electrically operated loading door
- First floor offices
- 3-phase power
- Shared secure yard
- 24 Hour CCTV monitoring
- 6m clear height
- 6 car parking spaces
- Potential for Unit to be combined with Unit 678
- 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 | 13.5 miles |

Source: Google maps

EXISTING OCCUPIERS

Maersk, FedEx, UPS and Uniserve

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 9.9 million square metres of space (106 million square feet) valued at £20.9 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.

FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/NFTE

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