

NORTH FELTHAM TRADING ESTATE



UNIT 675 RIVER GARDENS

**TO LET | TO BE REFURBISHED
AVAILABLE Q2 2024
ADJACENT TO HEATHROW**

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

26,518 SQ FT (2,464 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

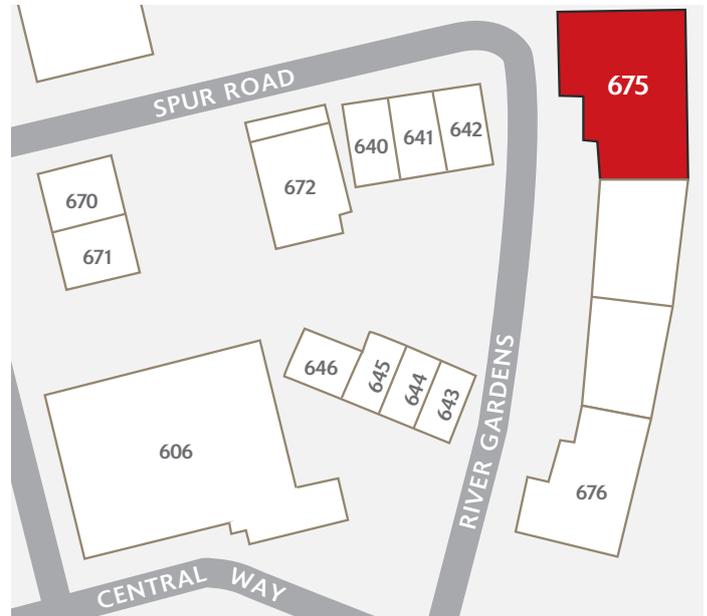
Ground Floor Warehouse	20,610 sq ft
Ground Floor Offices & Ancillary Areas	2,976 sq ft
First Floor Offices & Ancillary Areas	2,932 sq ft
Total	26,518 sq ft (2,464 sq m)

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

SPECIFICATION

- Comfort cooling to ground and first floor offices
- High-specification WC and office accommodation
- LED lighting throughout
- Green walls
- Solar PV Panels, providing access to renewable energy at a lower cost
- 8m eaves height
- 2 electrically operated level loading doors
- Platform passenger lift
- 22 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	13.5 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 leadingowner, manager and developer of modernwarehouses and industrial property.

It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 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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