

# NORTH FELTHAM TRADING ESTATE

## UNIT 649 RIVER GARDENS

**TO LET**  
**AVAILABLE NOW**  
**TO BE REFURBISHED**  
**ADJACENT TO HEATHROW**

Warehouse / industrial unit in  
a prime West London location

**8,758 SQ FT (814 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

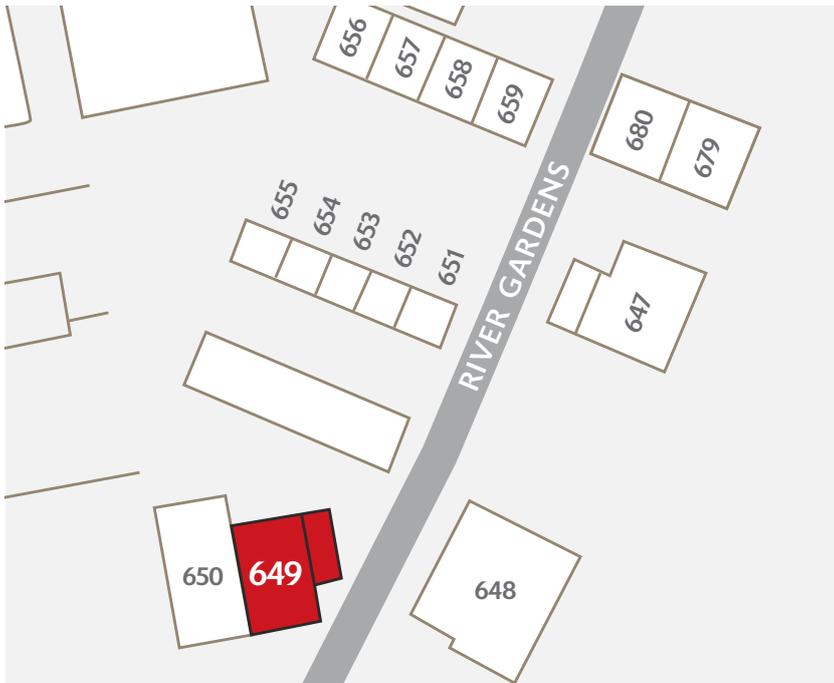


A highly diverse labour pool of over  
7 million people within an hour's drive



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





FOR MORE INFORMATION, PLEASE VISIT  
**SEGRO.COM/NFTE**

Or, alternatively, please contact the joint agents:



Bridget Outtrim  
020 3151 4284  
Natasha Ryan  
020 3369 1892



**DohertyBaines**

David O'Donovan  
020 3151 4342  
Tom Hill  
020 3369 1898



Frank De Souza  
020 3151 4381  
Paul Flannery  
020 3369 1901

## ACCOMMODATION

Warehouse	5,534 sq ft
Ground floor office	1,574 sq ft
First floor office	1,650 sq ft
<b>Total</b>	<b>8,758 sq ft</b> <b>(814 sq m)</b>

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

## SPECIFICATION

- 2 Electrically operated loading door
- 6m eaves
- EV charging
- 3-phase power
- Shared secure yard
- 11 car parking spaces
- EPC rating A (15)

## 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. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

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