

GRADE A



IN EVERY WAY

Introducing Central Spaceway, a brand new development of 3 speculatively-built Grade A units from 19,192 - 34,563 sq ft.

Located at the well-established North Feltham Trading Estate close to Heathrow Airport, Central Spaceway is a prime location for logistics.



Unbeatable location - only 3.5 miles from Heathrow Cargo Terminal



Targeting BREEAM 'Excellent' and EPC rating A



Easily accessed by a multi-skilled labour pool via Hatton Cross and Hounslow West Underground Stations plus local bus routes



SEGRO is an established and trusted developer, with a proven track record for delivering top specification industrial products built for the long term



Grade A modern specification enables our customers to future-proof their businesses



"90% of our customers rate SEGRO as 'Easy' or 'Very Easy' to work with."

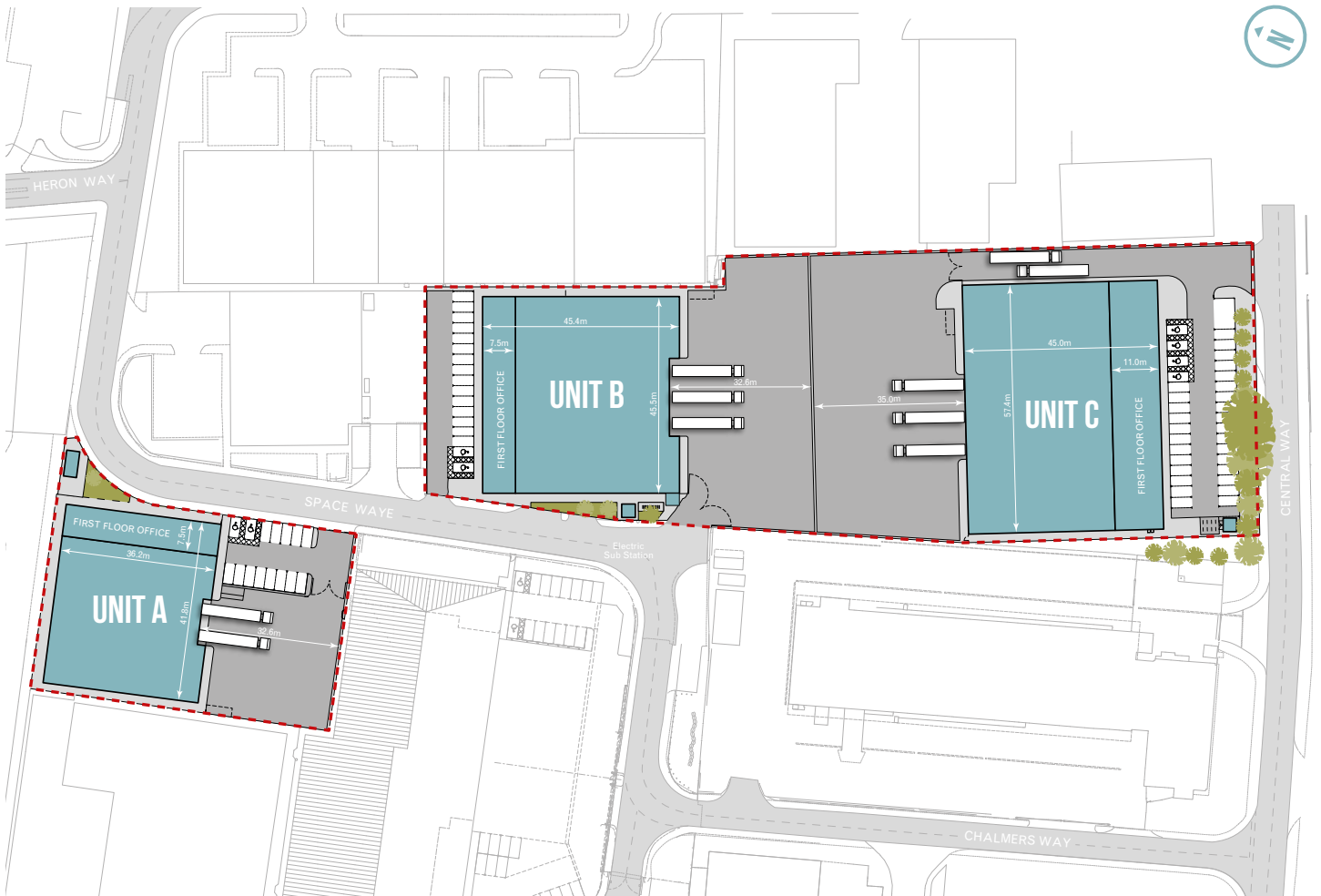
Customer Satisfaction Survey Results 2015



Indicative image



Indicative image



ACCOMMODATION



UNIT A	SQ FT	SQ M
Warehouse	16,264	1,511
First Floor Offices	2,928	272
Total	19,192	1,783

Car parking 15

UNIT B	SQ FT	SQ M
Warehouse	22,206	2,063
First Floor Offices	3,692	343
Total	25,898	2,406

Car parking 17

UNIT C	SQ FT	SQ M
Warehouse	27,771	2,580
First Floor Offices	6,792	631
Total	34,563	3,211

Car parking 31

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

SPECIFICATION



WAREHOUSE & OFFICES

- Detached, self-contained buildings with secure yards
- Up to 35m yard depths
- 10m clear eaves height (Units A&B) / 12m clear eaves height (Unit C)
- 50kN/m² floor loading
- Level access loading doors: Unit A: 2 | Unit B: 3 | Unit C: 3
- Ample HGV parking spaces
- Ample car parking spaces
- Fully-fitted first floor offices

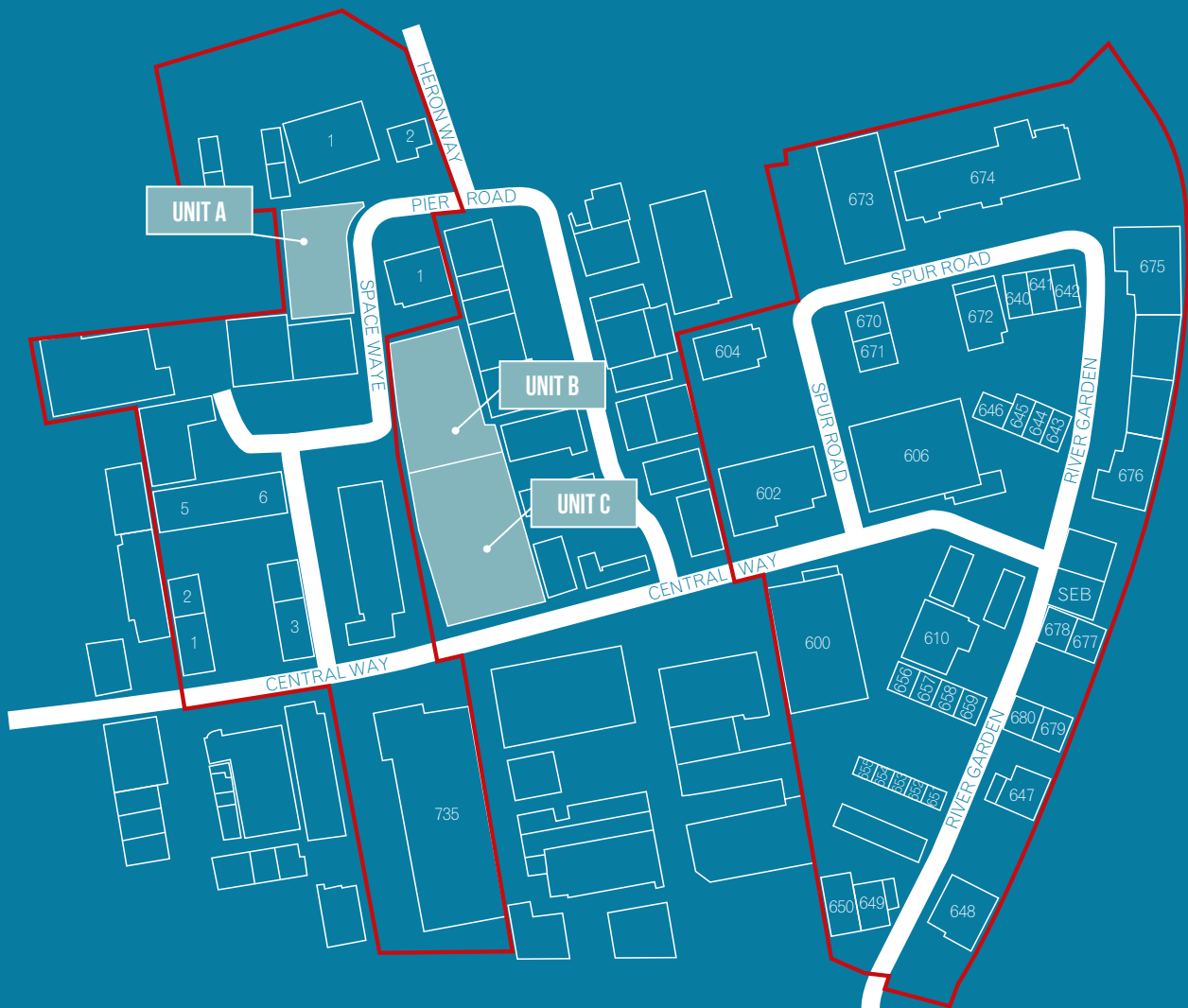
SUSTAINABILITY

- Photovoltaic panels
- Targeting BREEAM 'Excellent' and EPC rating A

OCCUPIERS (Include)



- UPS
- FedEx
- OCS
- SDV
- Toll
- Wincanton





**CENTRAL
SPACEWAY**

THE MOTORWAY



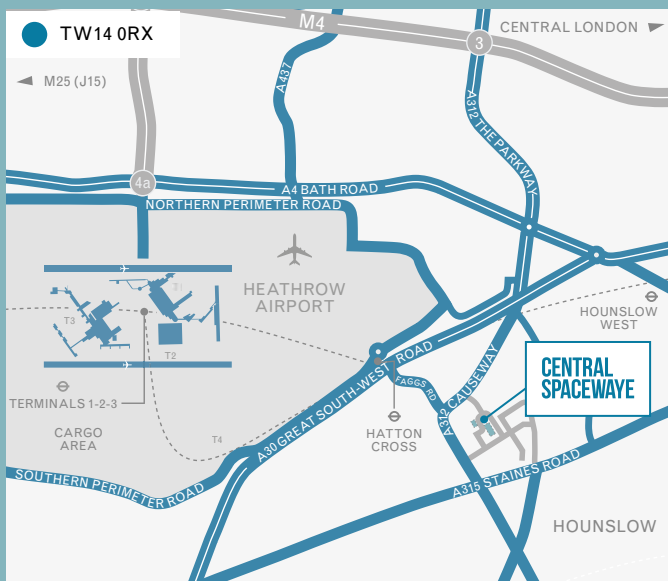
IN MINUTES

DRIVING DISTANCES	MILES	MINS
Hatton Cross Underground Station	1.2	6
Hounslow West Station	2.3	9
Heathrow T4	2.4	7
M4 (Junction 3)	2.9	9
Heathrow Cargo Terminal	3.5	10
M3 (Junction 1)	3.7	9
Heathrow T1,2,3	4.3	12
Heathrow T5	5.5	13
M25 (Junction 14)	5.6	13
A40	6.9	16
Central London	15.7	39

Located minutes from Heathrow Airport, Central Spaceway benefits from easy access to the M4 and A40 with Central London only 15.7 miles away.

The M25 is also in close proximity, providing routes to the national motorway network and the M3 for links to the South West and beyond.

Source: Google maps



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