

FULLY REFURBISHED



UNITS 602/604 CENTRAL WAY

NORTH FELTHAM TRADING ESTATE TW14 0RX

TO LET

MODERN WAREHOUSE /
PRODUCTION UNITS READY
FOR OCCUPATION

51,895 SQ FT (4,821 SQ M)



✓ Two detached units with a shared yard, providing flexibility for your operations.

✓ Well-managed and popular estate with occupiers including UPS, FedEx, Wincanton and OCS.

✓ Unrestricted 24/7 use.

📍 3.6 miles from Heathrow Cargo Terminal.

📍 Prominent position fronting Central Way.

📍 30 minutes from Central London and close to the M3, M4 and M25.

UNIT 602

WAREHOUSE	24,521 sq ft
OFFICE	5,880 sq ft
TOTAL	30,401 sq ft (2,824 sq m)

UNIT 604

WAREHOUSE	13,523 sq ft
OFFICE	7,971 sq ft
TOTAL	21,494 sq ft (1,997 sq m)

COMBINED TOTAL	51,895 sq ft (4,821 sq m)
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(All areas are approximate and measured on a Gross External basis)

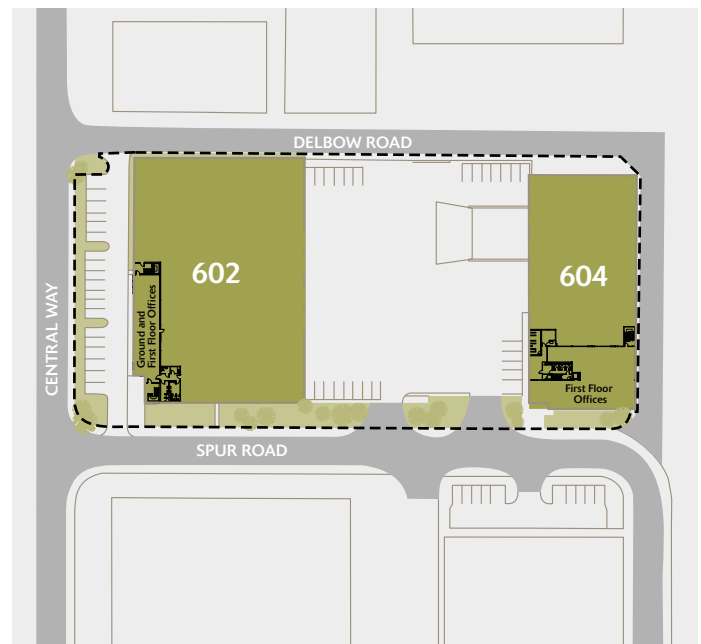
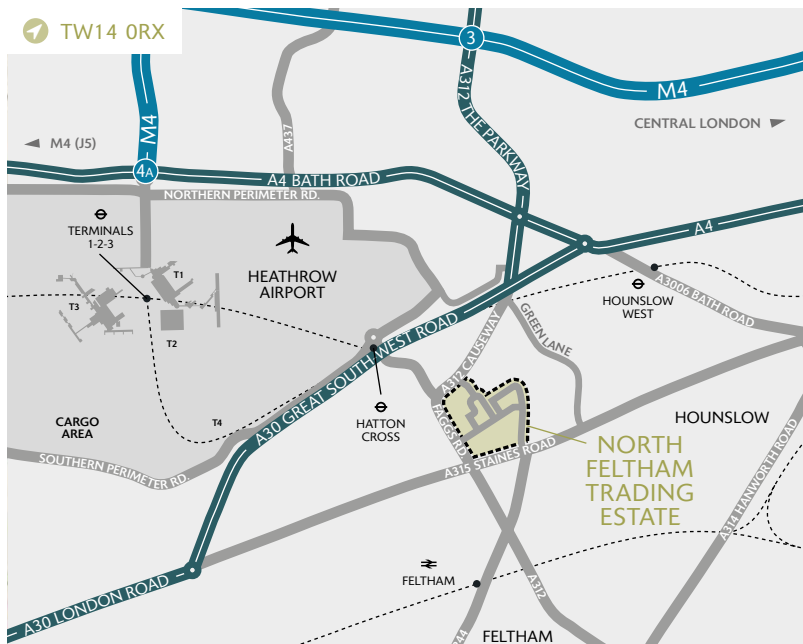
SPECIFICATION

- Minimum height to eaves:
Unit 602: 8m clear / Unit 604: 6m clear
- Unit 602: 4 x surface level loading doors
- Unit 604: 2 x docks and 2 x surface level loading doors
- Secure self-contained facility
- Ancillary offices & WCs
- Benefits from Photovoltaic panels to reduce energy consumption and costs
- EPC rating:
Unit 602: C – 69 / Unit 604: C – 62

DISTANCES

HATTON CROSS UNDERGROUND ST	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 13)	6.1 miles
M25 (JUNCTION 15)	6.0 miles

Source: Google maps



For more information, please contact the joint agents:



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ABOUT SEGRO

SEGRO is a leading owner, asset manager and developer of modern warehousing, light industrial and data centre properties, principally concentrated in London's Western Corridor (including the Thames Valley).

We know that selecting the right accommodation is fundamental to business success. Our experienced teams provide our customers with the accommodation and the environment that helps their businesses thrive.

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