

AVAILABLE Q2 2022
TO BE REFURBISHED



Indicative Image

UNIT 1

HEATHROW INTERNATIONAL
TRADING ESTATE

HEATHROW TW4 6HB



TO LET

**MODERN WAREHOUSE / INDUSTRIAL
UNIT IN A PRIME HEATHROW LOCATION**

11,521 SQ FT (1,070 SQ M)

✓ Established and well-managed estate

📍 Just 3.6 miles from Heathrow Cargo Centre

👥 Close proximity to the M4 providing easy access to Central London and the national motorway network

✓ 24-hour on-site security

★ Well-known estate occupiers include AllensCatering, Yamato Transport, Mentfield Logistics and Mini Crane Hire Company

✓ Potential for expansion and other space available on the estate

ACCOMMODATION

WAREHOUSE	10,285 sq ft
GROUND FLOOR OFFICE	1,236 sq ft
TOTAL	11,521 sq ft (1,070 sq m)

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

SPECIFICATION

- To be refurbished
- 2 up-and-over electrically operated loading doors
- 6.1m clear eaves height
- 19 allocated parking spaces
- Fully fitted offices
- EPC rating available upon request

DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (J3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (J15)	5.3 miles
M1 (J1)	13.0 miles
CENTRAL LONDON	15.4 miles

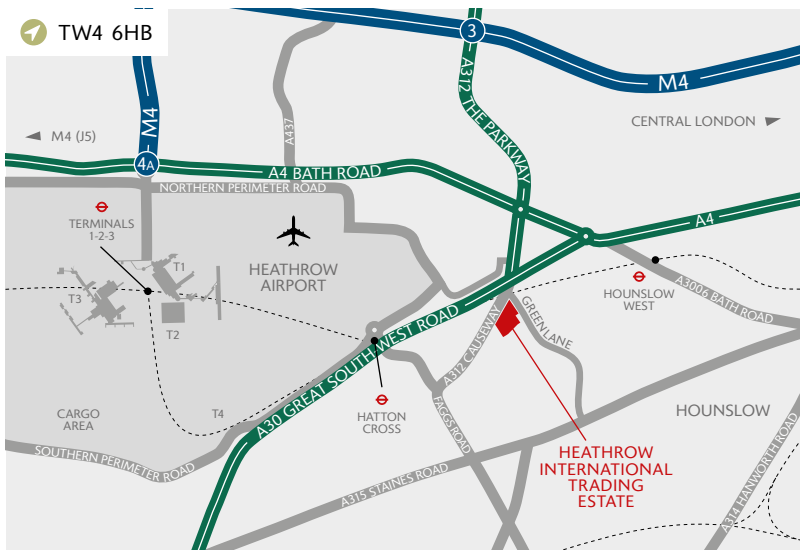
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 8.8 million square metres of space (95 million square feet) valued at £17.1 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 contact the joint agents:

DTRE
020 3328 9080
www.dtre.com

Knight Frank
020 7629 8171
KnightFrank.co.uk

DE SOUZA
.co.uk
020 8707 3030

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Jake Huntley
jake.huntley@dtre.com
Charlie Wing
charlie.wing@dtre.com

Gus Haslam
gus.haslam@knightfrank.com
James Maskey
james.maskey@knightfrank.com

Frank De Souza
frank@desouza.co.uk
Simon Cressey
simonc@desouza.co.uk