

SEGRO CENTRAL HOUSE

NORTH FELTHAM TRADING ESTATE



TO LET

HQ STYLE WAREHOUSE / PRODUCTION
UNIT CLOSE TO LONDON AND HEATHROW

52,851 SQ FT (4,910 SQ M)

606 NORTH FELTHAM TRADING ESTATE | TW14 0RX





FULLY
REFURBISHED



HQ
PROMINENCE



CLOSE TO
LONDON



SEGRO
CENTRAL
HOUSE

KUEHNE + NAGEL

UPS

CENTRAL WAY

OCS

RIVER GARDENS

HEATHROW AIRPORT

A312 CAUSEWAY

BOLLORE

FEDEX



26 minutes by rail into London Waterloo and close to the M3, M4 and M25



3.6 miles from Heathrow Cargo Terminal



Prominent position fronting Central Way



Well-managed and popular estate with occupiers including UPS, FedEx, Kuehne & Nagel and OCS



Unrestricted 24/7 use





Economically active (Jul 2015-Jun 2016)

76.4%
78%



Earnings by residence – hourly pay (2016)

£14.91
£16.44

■ Hounslow ■ London

Source: ONS annual population survey

SPECIFICATION

- Secure yard
- 5 x level access loading doors
5m (h) x 4m (w)
- 6.7m eaves (6m clear)
- 77 car parking spaces
- EPC rating: C – 73

Ground floor office:

- Male and female WCs
- Shower room
- Kitchenette

First floor office:

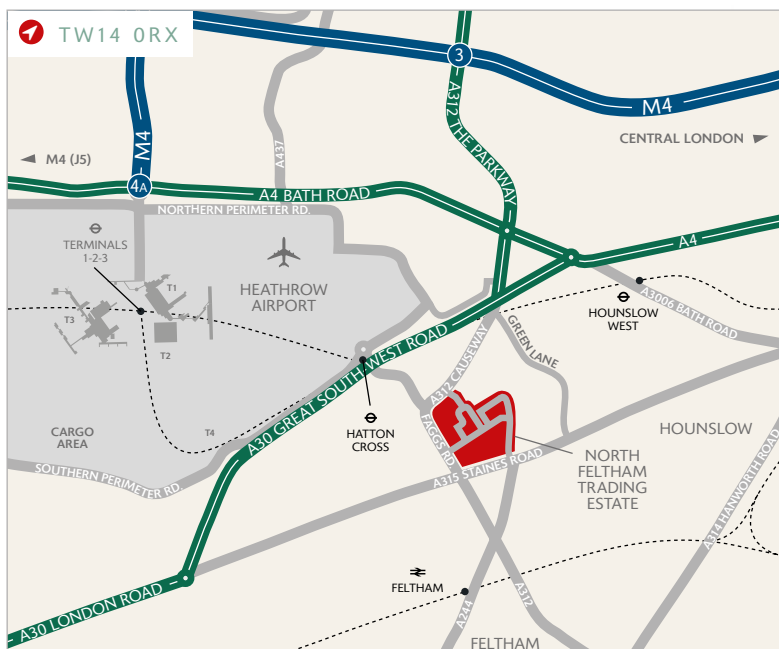
- Male and female WCs

ACCOMMODATION

WAREHOUSE	43,702 sq ft	4,060 sq m
GROUND FLOOR OFFICE	4,618 sq ft	429 sq m
FIRST FLOOR OFFICE	4,531 sq ft	421 sq m
TOTAL	52,851 sq ft	4,910 sq m

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





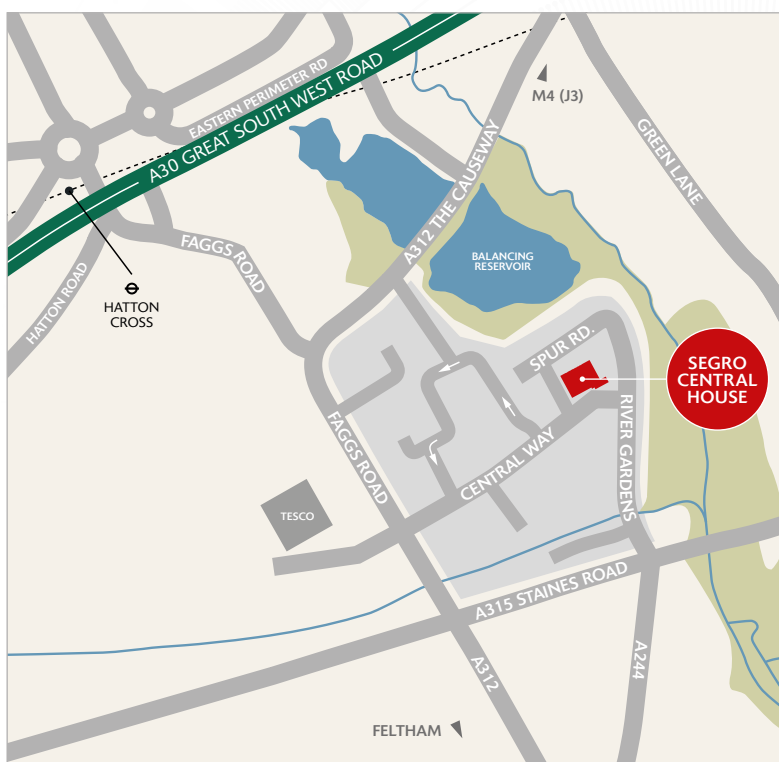
DRIVE TIMES

HATTON CROSS UNDERGROUND STN.	6 mins	1.3 miles
M4 (JUNCTION 3)	8 mins	2.6 miles
HEATHROW CARGO CENTRE	10 mins	3.6 miles
M3 (JUNCTION 1)	11 mins	3.7 miles
M25 (JUNCTION 14)	12 mins	5.4 miles
M25 (JUNCTION 15)	14 mins	6.0 miles
M25 (JUNCTION 13)	14 mins	6.1 miles
CENTRAL LONDON	40 mins	16.2 miles

TRAIN TIMES

FELTHAM TO WATERLOO	26 mins	15.9 miles
HATTON CROSS TO PADDINGTON	30 mins	16.1 miles

Source: Google maps



ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages over six million square metres of space valued at £7.4 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 nine other European countries.

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