

AVAILABLE NOW

# UNIT 656

## RIVER GARDENS

NORTH FELTHAM TRADING ESTATE TW14 0RD

**TO LET**

WAREHOUSE / INDUSTRIAL UNIT  
CLOSE TO HEATHROW

**4,774 SQ FT (443 SQ M)**



✓ Well-managed and one of the biggest estates within the SEGRO Heathrow portfolio.

✓ Unrestricted 24/7 use.

📍 3 miles from Heathrow Cargo Centre.

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

👥 Easily accessed by a substantial labour pool.

★ Existing occupiers include SDV, Wincanton, FedEx and UPS.

## ACCOMMODATION

WAREHOUSE	3,073 sq ft
GROUND FLOOR OFFICE	759 sq ft
FIRST FLOOR OFFICE	942 sq ft
<b>TOTAL</b>	<b>4,774 sq ft</b> (443 sq m)

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

## SPECIFICATION

- 6m eaves height (19'6")
- 3-phase power
- Up-and-over 5m high loading door
- Fully fitted offices with gas fired central heating
- Male and female toilets
- 7 car parking spaces
- Tinted double glazing
- EPC rating: D – 84

## DISTANCES

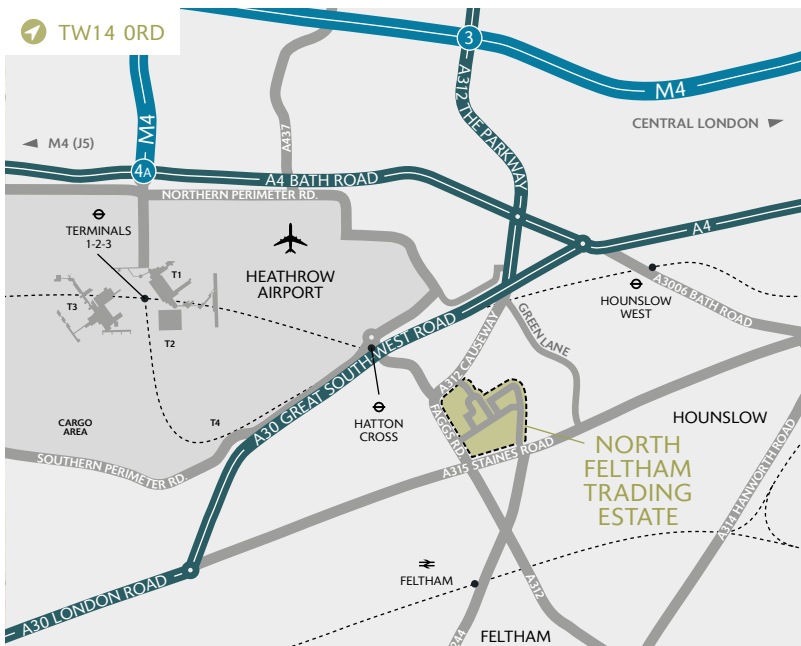
HATTON CROSS UNDERGROUND ST	1.0 miles
M4 (JUNCTION 3)	2.6 miles
HEATHROW CARGO CENTRE	3.6 miles
M3 (JUNCTION 1)	3.7 miles
M25 (JUNCTION 14)	5.4 miles
M25 (JUNCTION 13)	6.1 miles
M25 (JUNCTION 15)	6.0 miles

Source: Google maps

## 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.



For more information, please contact the joint agents:

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