

TO BE AVAILABLE SOON &
UNDERGOING REFURBISHMENT

UNITS 11 & 12

HEATHROW INTERNATIONAL
TRADING ESTATE

HEATHROW TW4 6HB

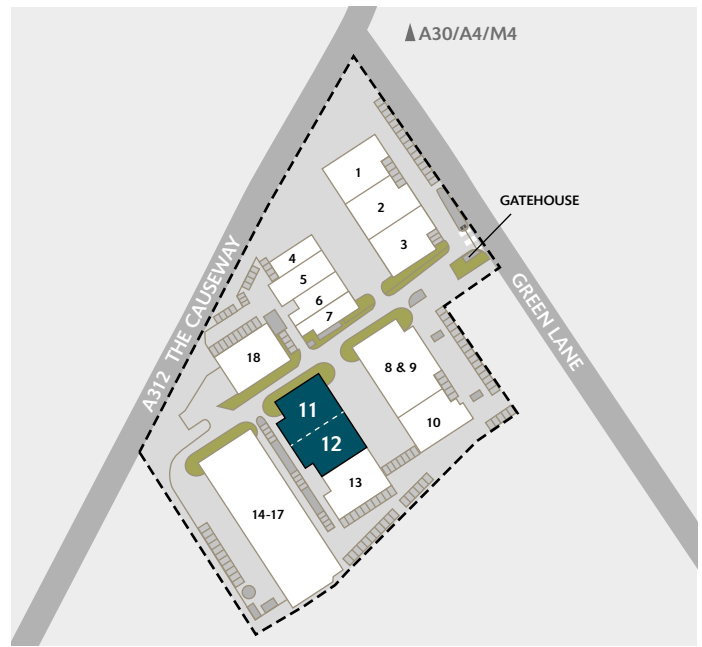
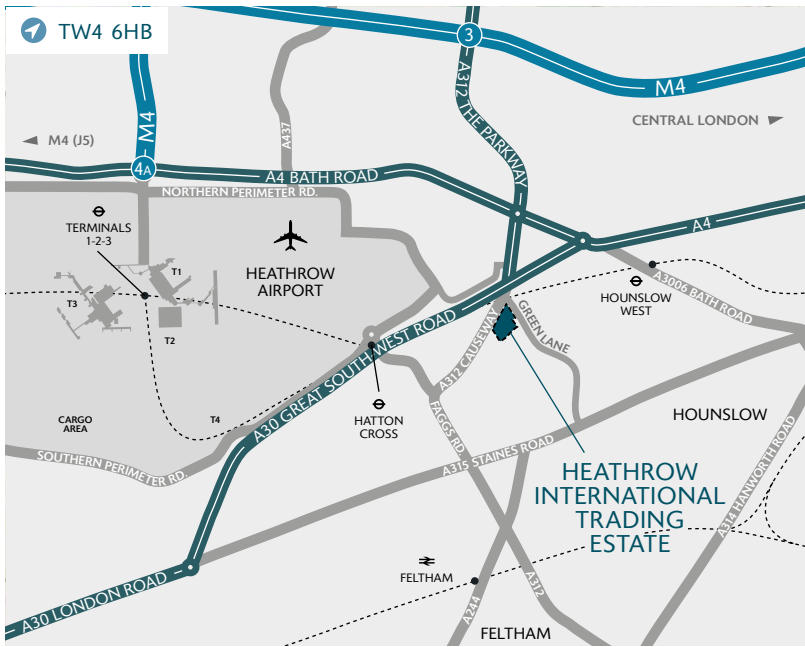


TO LET

WAREHOUSE UNITS IN A PRIME
HEATHROW LOCATION

11,485 SQ FT - 23,061 SQ FT
(1,067 SQ M - 2,142 SQ M)





- ✓ Established and well-managed estate
- 📍 Just 3.6 miles from Heathrow Cargo Terminal
- 📍 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 Office Depot, Allens Catering and Flights Hallmark

ACCOMMODATION

UNIT 11 - UNDERGOING REFURBISHMENT

WAREHOUSE	10,275 sq ft
OFFICE	1,301 sq ft
TOTAL	11,576 sq ft (1,075 sq m)

UNIT 12 - AVAILABLE FEBRUARY 2017

WAREHOUSE	10,180 sq ft
OFFICE	1,305 sq ft
TOTAL	11,485 sq ft (1,067 sq m)

Units 11 and 12 can be combined to form one unit of 23,061 sq ft (2,142 sq m)

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

SPECIFICATION

- Clear span warehouse accommodation
- Up-and-over electrically operated loading doors:
Unit 11: Two loading doors
Unit 12: One loading door
- 6m to the eaves
- Male and female WC's
- Allocated parking
Unit 11: 8 spaces
Unit 12: 7 spaces
- Heating to offices
- Ancillary offices
- EPC rating:
Unit 11: E-123 (to be recalculated after refurbishment)
Unit 12: C – 68

DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (JUNCTION 3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
CARGO TERMINAL	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (JUNCTION 15)	5.3 miles
M1 (JUNCTION 1)	13.0 miles
CENTRAL LONDON	15.4 miles

Source: Google maps

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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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