

# 610 RIVER GARDENS

NORTH FELTHAM TRADING ESTATE | TW14 0RD



## TO LET

A NEW SELF CONTAINED WAREHOUSE /  
PRODUCTION UNIT WITH LARGE SECURE YARD

15,686 SQ FT (1,458 SQ M)

[SEGR<sup>O</sup>.com/heathrow](https://www.segro.com/heathrow)

**SEGR<sup>O</sup>**  
WHERE BUSINESS WORKS



FIRST FLOOR OFFICE



NORTH FELTHAM TRADING ESTATE IS ONE OF THE LARGEST ESTATES WITHIN THE SEGRO HEATHROW PORTFOLIO, AND IS WELL LOCATED JUST 3 MILES FROM HEATHROW CARGO CENTRE AND ONLY 29 MINUTES FROM WATERLOO BY RAIL. EXISTING OCCUPIERS INCLUDE: LSG SKY CHEFS, WINCANTON, FEDEX AND UPS.

#### WAREHOUSE

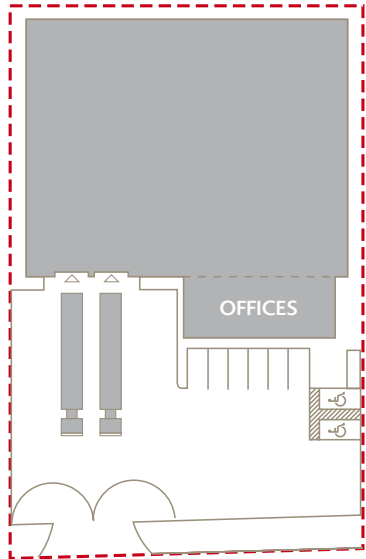
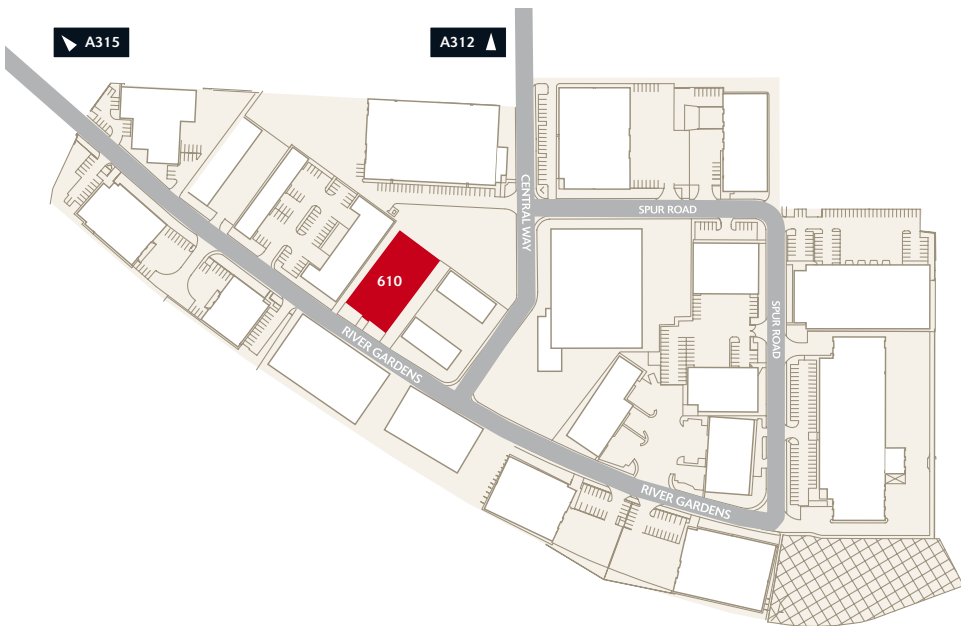
- 8m clear height
- Two 5m x 4m electrically-operated loading doors
- Heavy load category floor (37.5 kN/m<sup>2</sup>)
- 3-phase electricity, water and gas supplies
- An Energy Performance Certificate (EPC) is available

#### OFFICE

- Suspended ceilings with recessed LG3 lighting
- Double-glazing
- Gas-fired central heating
- Wheelchair platform lift
- Male / female & disabled WCs

#### EXTERNAL

- Secure yard area
- Eight parking spaces
- CCTV

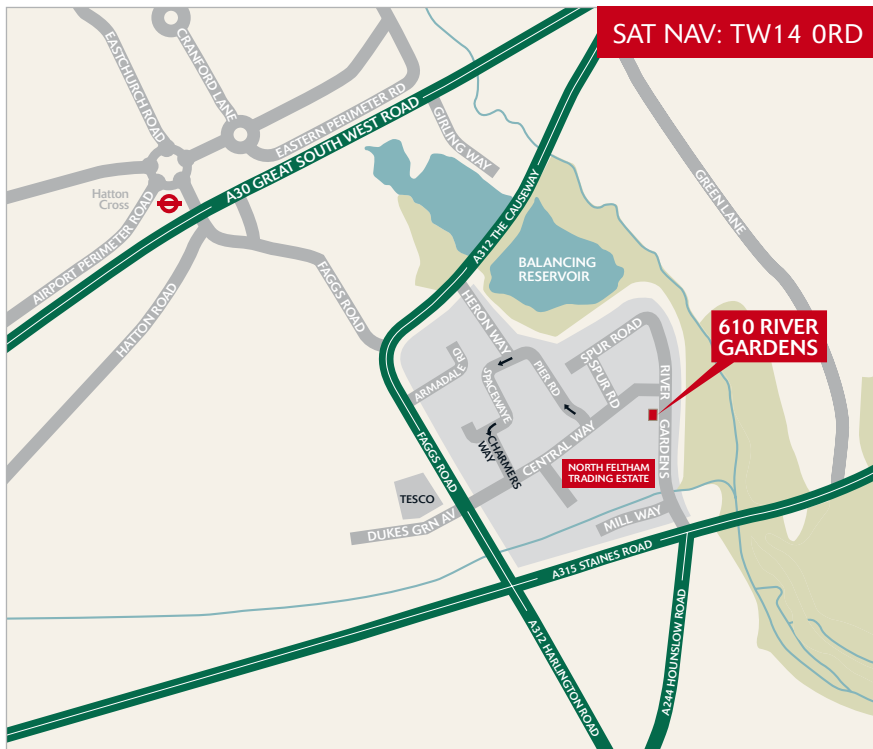


### ACCOMMODATION

<b>WAREHOUSE</b>	13,193 sq ft	1,226 sq m
<b>GROUND FLOOR OFFICES / ANCILLARY</b>	656 sq ft	61 sq m
<b>FIRST FLOOR OFFICES / ANCILLARY</b>	1,588 sq ft	148 sq m
<b>FIRST FLOOR PLANT ROOM</b>	249 sq ft	23 sq m
<b>TOTAL</b>	<b>15,686 sq ft</b>	<b>1,458 sq m</b>

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





SAT NAV: TW14 ORD

# 610 RIVER GARDENS

## DRIVING DISTANCES

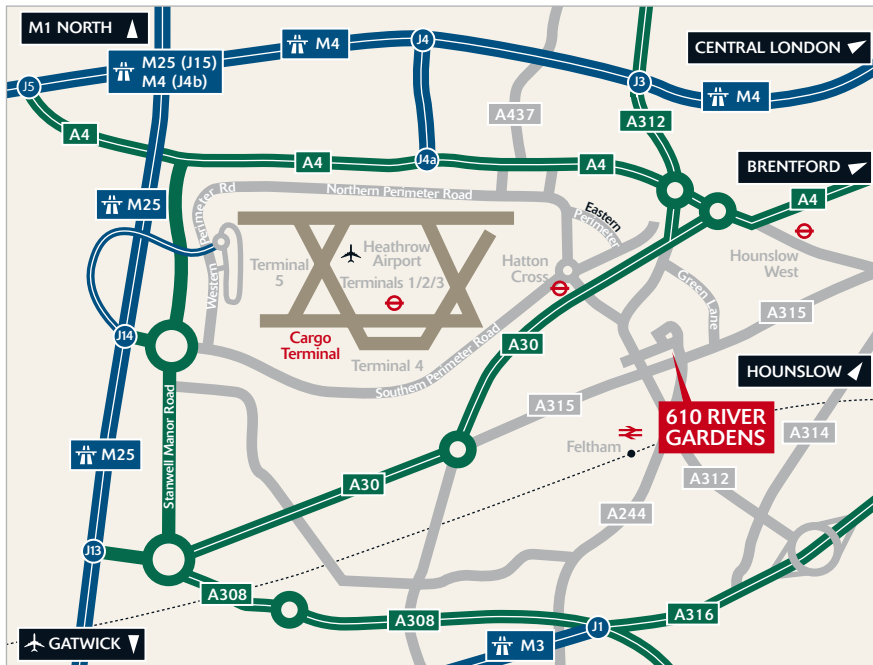
LOCATION	MILES	MINS
M4, Junction 3	3.1	9
Heathrow Cargo Centre	4	15
M3, Junction 1	4.5	18
M25, Junction 14	5.6	16
M25, Junction 13	7	16
M25, Junction 15	7.5	16

Source: Google maps

## ABOUT SEGRO

Operating in eight countries, SEGRO is Europe's leading provider of flexible business space, with a property portfolio of over 5 million sq m that includes offices, light industrial, logistics, warehouses and datacentres.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.



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