

# 656 RIVER GARDENS NORTH FELTHAM TRADING ESTATE



the  
**LHR**  
.com

WAREHOUSE/INDUSTRIAL UNIT  
443 sq m (4,774 sq ft)

# TO LET

**SEGRO**  
SLOUGH ESTATES GROUP



# 656 RIVER GARDENS

## theLHR.com PORTFOLIO

theLHR.com portfolio comprises approximately 3 million sq ft of business space on 18 estates in 11 locations centred on Heathrow Airport. The portfolio is being continuously upgraded and expanded through acquisitions and new development, delivering a range of high quality accommodation to meet the needs of the wide variety of airport-related businesses servicing Heathrow.

## DESCRIPTION

Built in 1996 the unit comprises a single storey warehouse/ production unit with offices on ground and first floor.

## LOCATION

Building 656 is located on River Gardens, which is situated on the North Feltham Trading Estate close to the A312 Faggs Road and the A315 Staines Road. North Feltham Trading Estate is the largest estate within the LHR.com portfolio, and is well located just 2.8 miles from Heathrow Cargo Centre. Existing occupiers include: LSG Sky Chefs, Wincanton, Fed Ex and UPS.

## SPECIFICATION

- 6 m eaves height (19'6")
- 3 Phase power
- Up and Over 5m high loading door
- Fully carpeted & Gas fired centrally heated offices
- Male & Female Toilets
- 7 car parking spaces
- Tinted Double Glazing
- Lighting to warehouse / production area

## DISTANCES

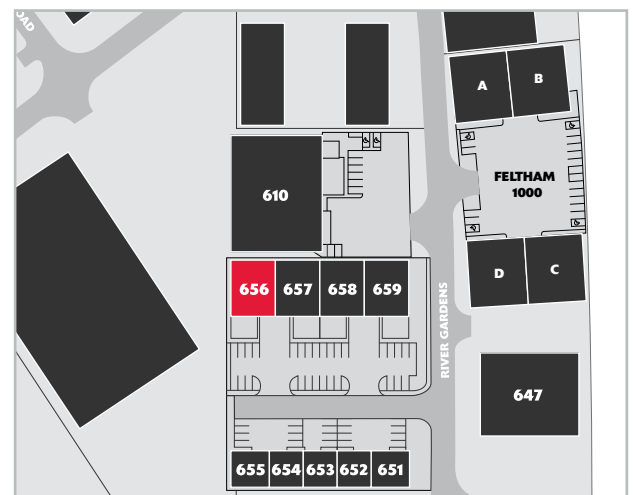
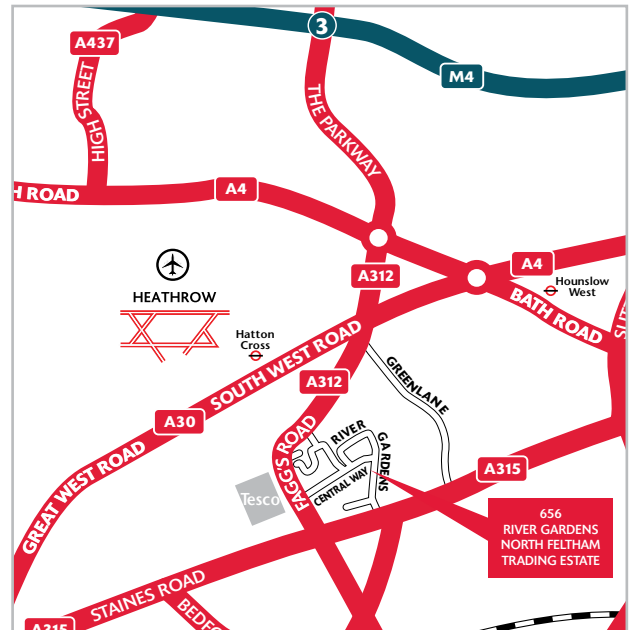
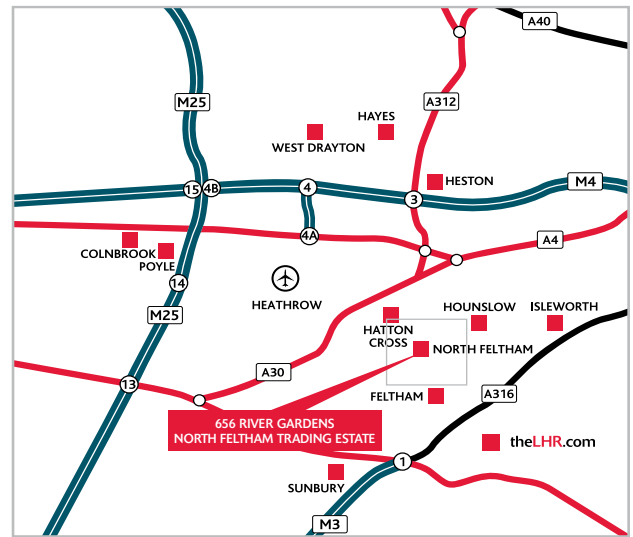
Heathrow Airport - 1.5 miles  
 Junction 3, M4 - 3 miles  
 Junction 1, M3 - 3 miles

## FLOOR AREAS

	sq m	sq ft
Ground Floor Office	71	759
First Floor Office	87	942
Warehouse	285	3,073
<b>Total (GEA) approx</b>	<b>443</b>	<b>4,774</b>

## TERMS

Terms available on application.



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For information on this building or the rest of theLHR.com Portfolio, log on to

**www.theLHR.com**

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