

659

RIVER GARDENS

NORTH FELTHAM TRADING ESTATE | TW14 0RD

TO LET

WAREHOUSE /
INDUSTRIAL UNIT

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



[SEGR^O.com/heathrow](https://www.segro.com/heathrow)

SEGR^O
WHERE BUSINESS WORKS



UNIT 656



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.

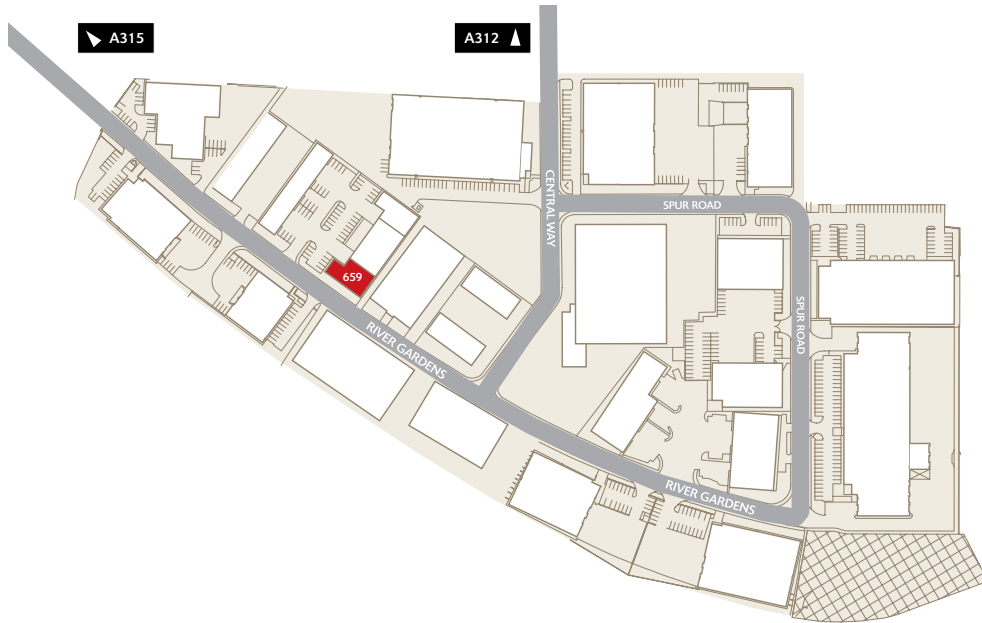
Built in 1996 this unit comprises a single storey warehouse / production unit with offices on the ground and first floors.

Building 659 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 SEGRO's Heathrow portfolio, and is well located just 2.8 miles from Heathrow Cargo Centre. Existing occupiers include: LSG Sky Chefs, Wincanton, Fed Ex and UPS.

The unit is to be refurbished.

SPECIFICATION

- 6m eaves height (19'6")
- 3-phase power
- 5m high level access loading door
- Fully fitted offices with gas fired central heating
- Male / female WCs
- 7 car parking spaces
- Tinted double glazing
- An Energy Performance Certificate (EPC) is available



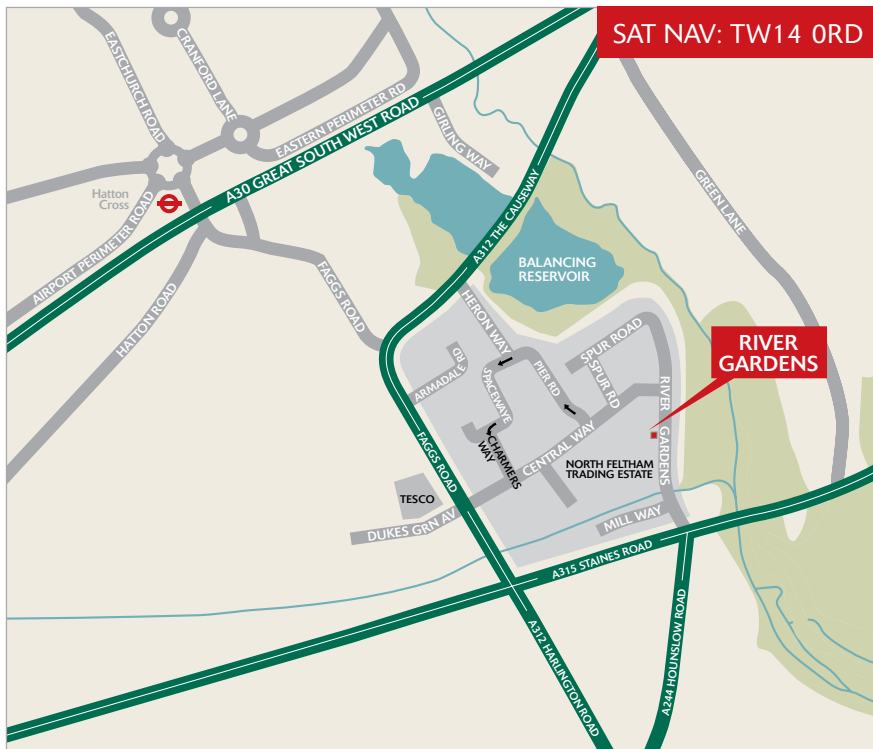
ACCOMMODATION

The unit comprises:

WAREHOUSE	3,073 sq ft	285 sq m
GROUND FLOOR OFFICE	759 sq ft	71 sq m
FIRST FLOOR OFFICE	942 sq ft	87 sq m
TOTAL	4,774 sq ft	443 sq m

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





SAT NAV: TW14 ORD

659 RIVER GARDENS

DRIVING DISTANCES

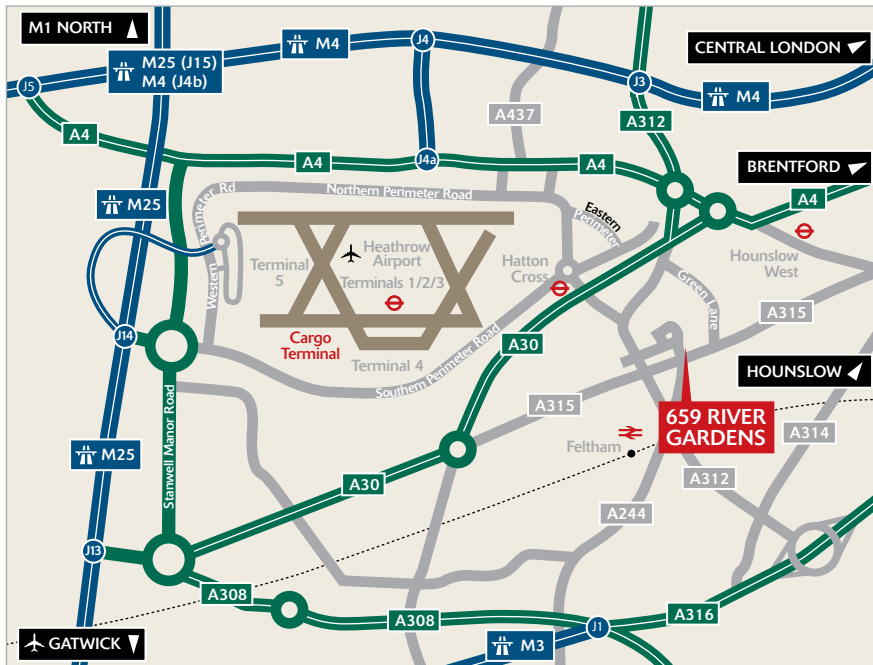
LOCATION	MILES	MINS
M4, Junction 3	3.1	9
Heathrow Cargo Centre	4	15
M3, Junction 1	4.5	18
M25, Junction 14	5.6	16
M25, Junction 13	7	16
M25, Junction 15	7.5	16

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.



For more information please contact the joint agents:



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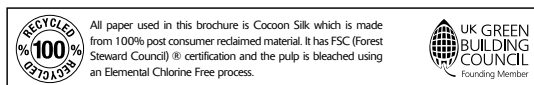


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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.cascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 07/11

