

# 671 SPUR ROAD

NORTH FELTHAM TRADING ESTATE | TW14 0RD

**TO LET**

MODERN PRODUCTION / WAREHOUSE UNIT

**8,402 SQ FT (781 SQ M)**



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

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



FIRST FLOOR



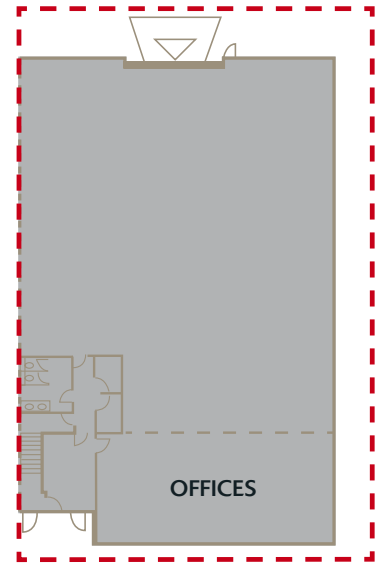
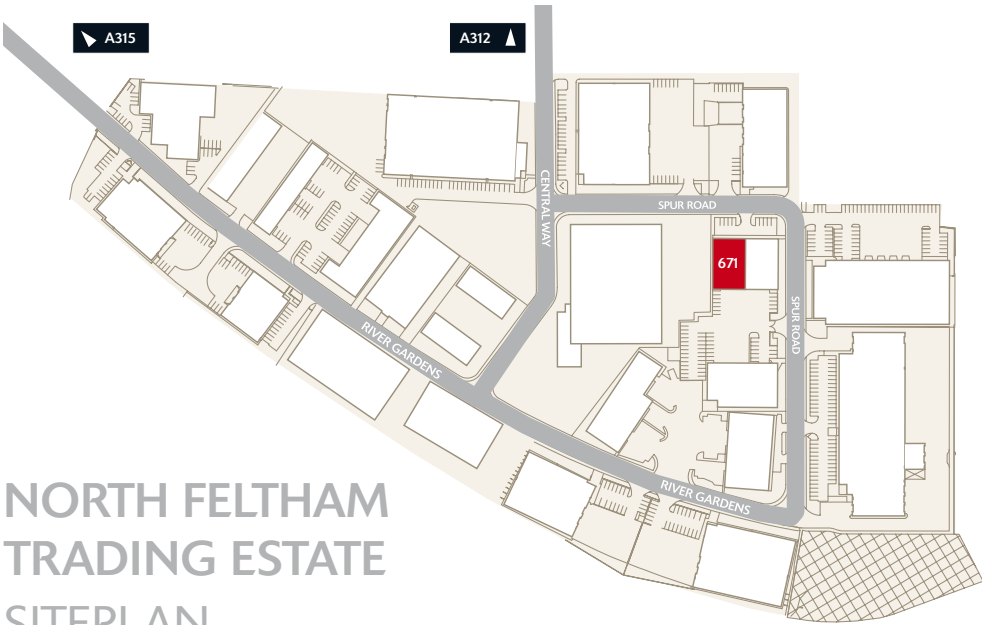
GROUND FLOOR

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.

The building is situated on one of Heathrow's premier estates, the North Feltham Trading Estate. Building 671 is located on Spur Road, which is accessed off the main thoroughfare, Central Way. There are 3 exit / entrances to the North Feltham Trading Estate allowing easy access to Heathrow Cargo Terminal (3 miles) and Motorway network via either the M3 Junction 1 (4 miles) or the M4 Junction 3 (3 miles).

#### SPECIFICATION

- 6m (19' 7") eaves
- 5m (16' 4") high loading door
- Male / female & disabled toilets
- 3-phase power
- Gas fired central heating to offices
- Kitchenette
- 10 parking spaces (including 1 disabled)
- Secure shared yard to the rear
- An Energy Performance Certificate (EPC) is available



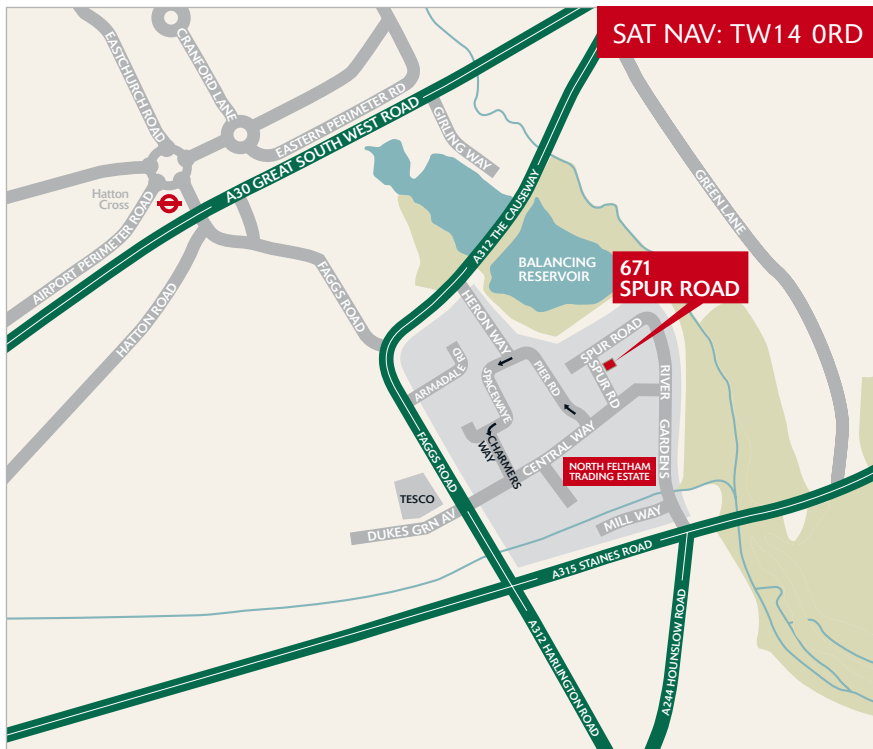
# NORTH FELTHAM TRADING ESTATE SITEPLAN

**ACCOMMODATION**

<b>WAREHOUSE</b>	5,955 sq ft	554 sq m
<b>RECEPTION</b>	639 sq ft	59 sq m
<b>FIRST FLOOR OFFICES</b>	1,808 sq ft	168 sq m
<b>TOTAL</b>	<b>8,402 sq ft</b>	<b>781 sq m</b>

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





SAT NAV: TW14 ORD

# 671 SPUR ROAD

## DRIVING DISTANCES

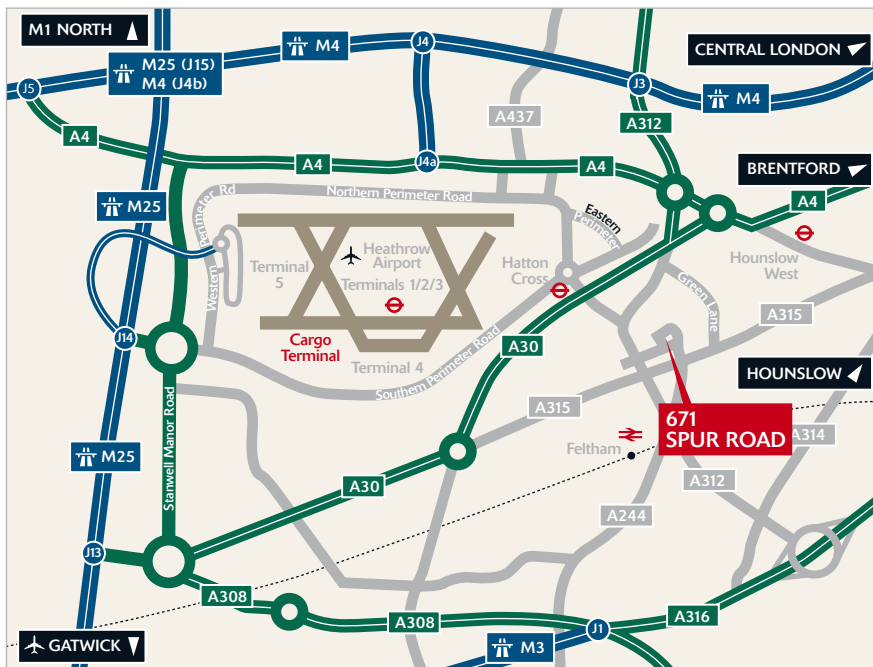
LOCATION	MILES	MINS
M4, Junction 3	3.1	9
Heathrow Cargo Centre	4	15
M3, Junction 1	4.5	18
M25, Junction 14	5.6	16
M25, Junction 13	7	16
M25, Junction 15	7.5	16

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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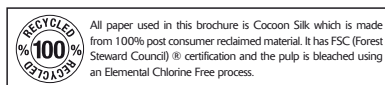
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[www.SEGRO.com/heathrow](http://www.SEGRO.com/heathrow)



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see [www.leasingbusinesspremisses.co.uk](http://www.leasingbusinesspremisses.co.uk)) and the Commercial Landlords Accreditation Scheme (see [www.cascheme.org.uk](http://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

