

# FELTHAM 1000

RIVER GARDENS | NORTH FELTHAM TRADING ESTATE | TW14 0RD

**TO LET** 3 NEW HIGH-PROFILE WAREHOUSE / PRODUCTION UNITS  
5,593 – 11,193 SQ FT (520 – 1,040 SQ M)



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

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



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.

## SPECIFICATION

### Warehouse

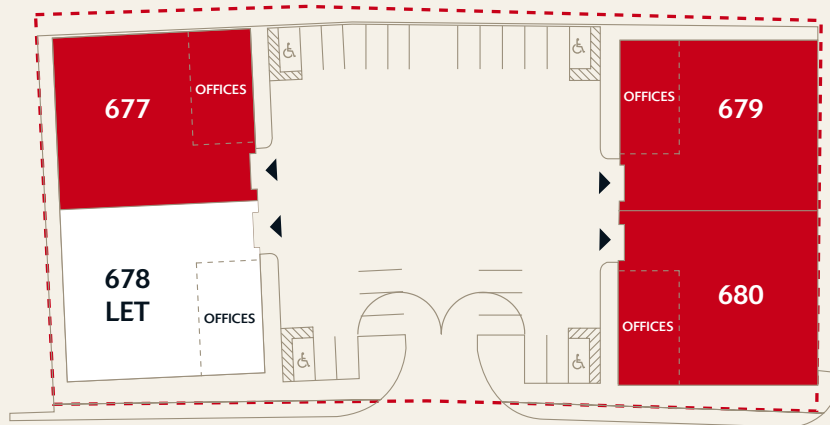
- 6m clear height
- One 5m x 4m electrically-operated loading door per unit
- 30kN/m<sup>2</sup> floor loading
- 3-phase electricity, gas and water supplies
- An Energy Performance Certificate (EPC) is available

### Offices

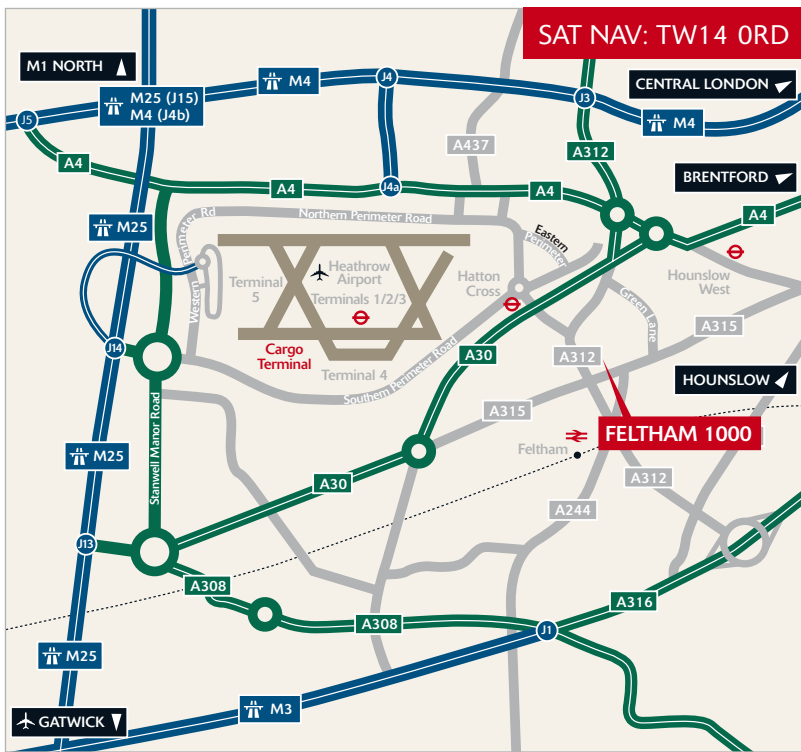
- Suspended ceilings with recessed LG3 lighting
- Double-glazing
- Gas-fired central heating
- Male / female and disabled WCs

### External Areas

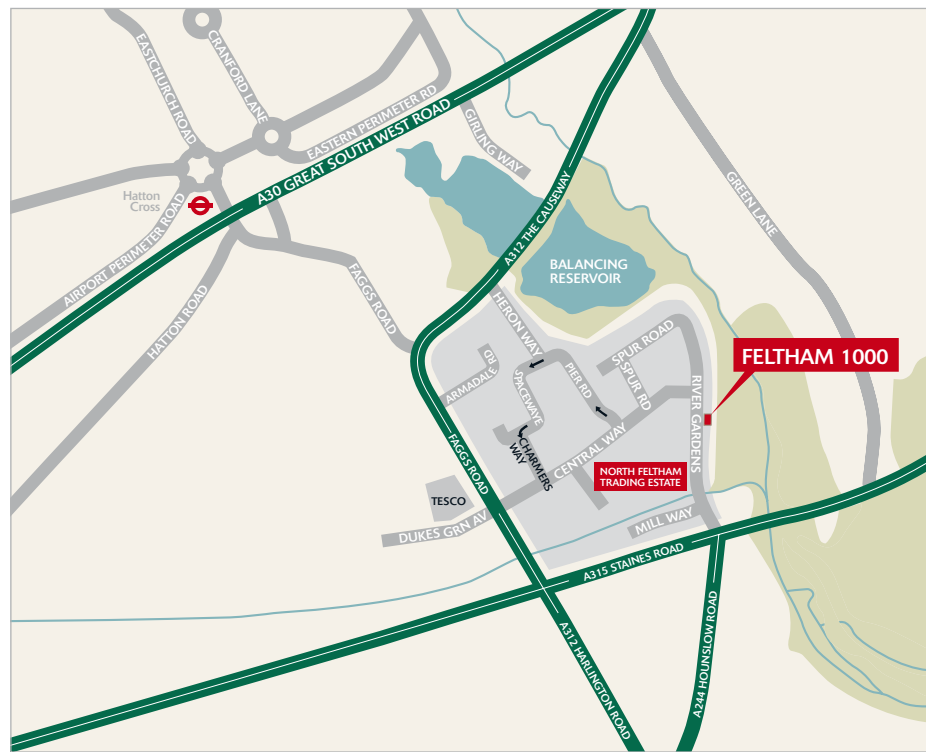
- Secure shared yard area
- Landscaped environment
- 24-hour CCTV monitoring



UNIT NO.	WAREHOUSE		GROUND FLOOR OFFICES		FIRST FLOOR OFFICES		TOTAL		CAR PARKING
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
677	4,445	412	203	19	951	88	5,599	519	6
678	LET TO FEDEX TRADE NETWORKS								
679	4,440	413	204	19	949	88	5,593	520	6
680	4,445	413	203	19	952	88	5,600	520	6



SAT NAV: TW14 ORD



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## FELTHAM 1000 RIVER GARDENS | NORTH FELTHAM TRADING ESTATE

### 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

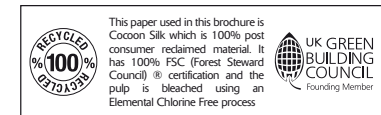
### ABOUT SEGRO

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.



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



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