



HERON WAY

NORTH FELTHAM TRADING ESTATE, TW14 0LW

DESIGN & BUILD OPPORTUNITY

FROM 1,858 sq m (20,000 sq ft)

TO 9,290 sq m (100,000 sq ft)

[theLHR.com](https://www.theLHR.com)



SEGRO
SLOUGH ESTATES GROUP

THE OPPORTUNITY

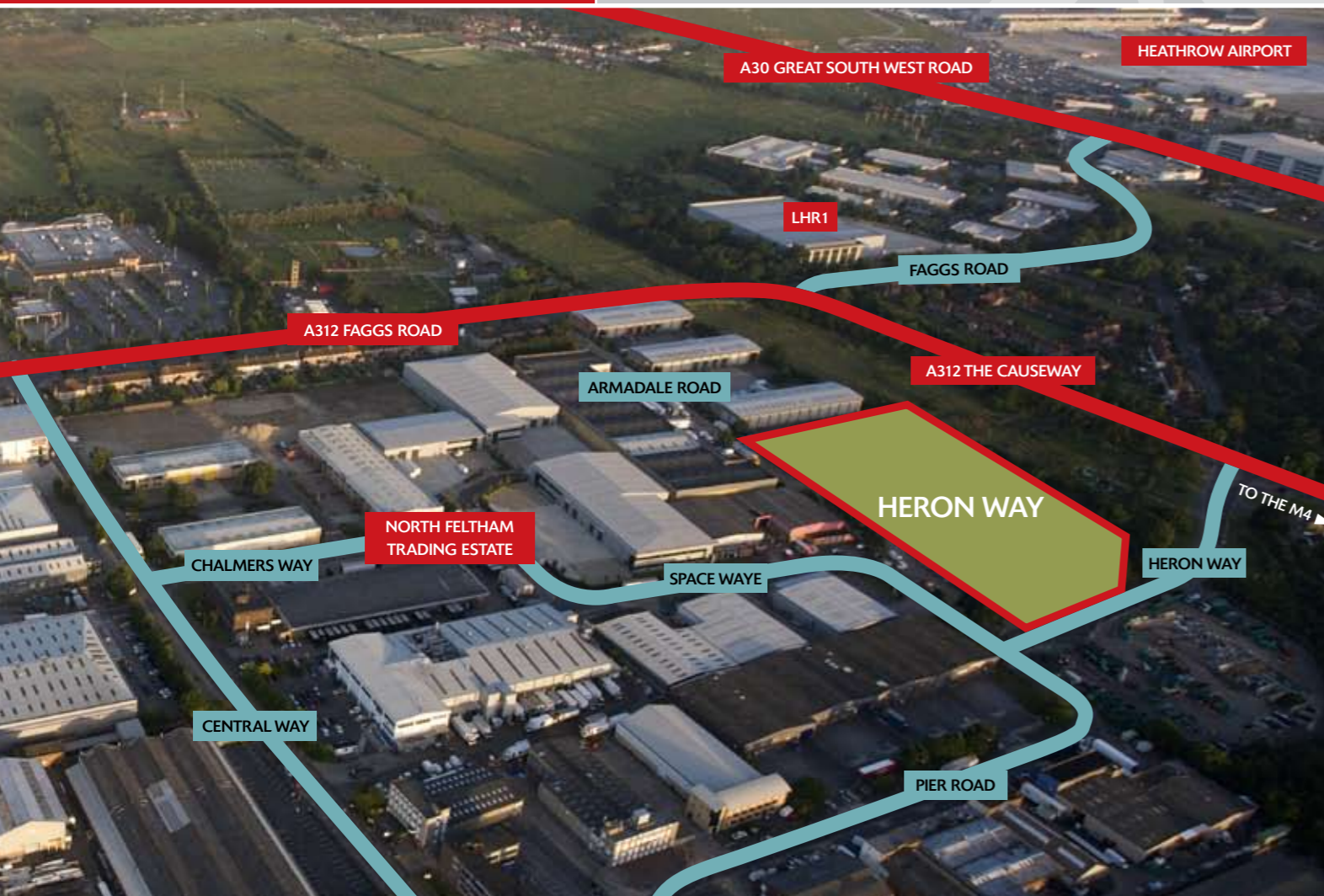
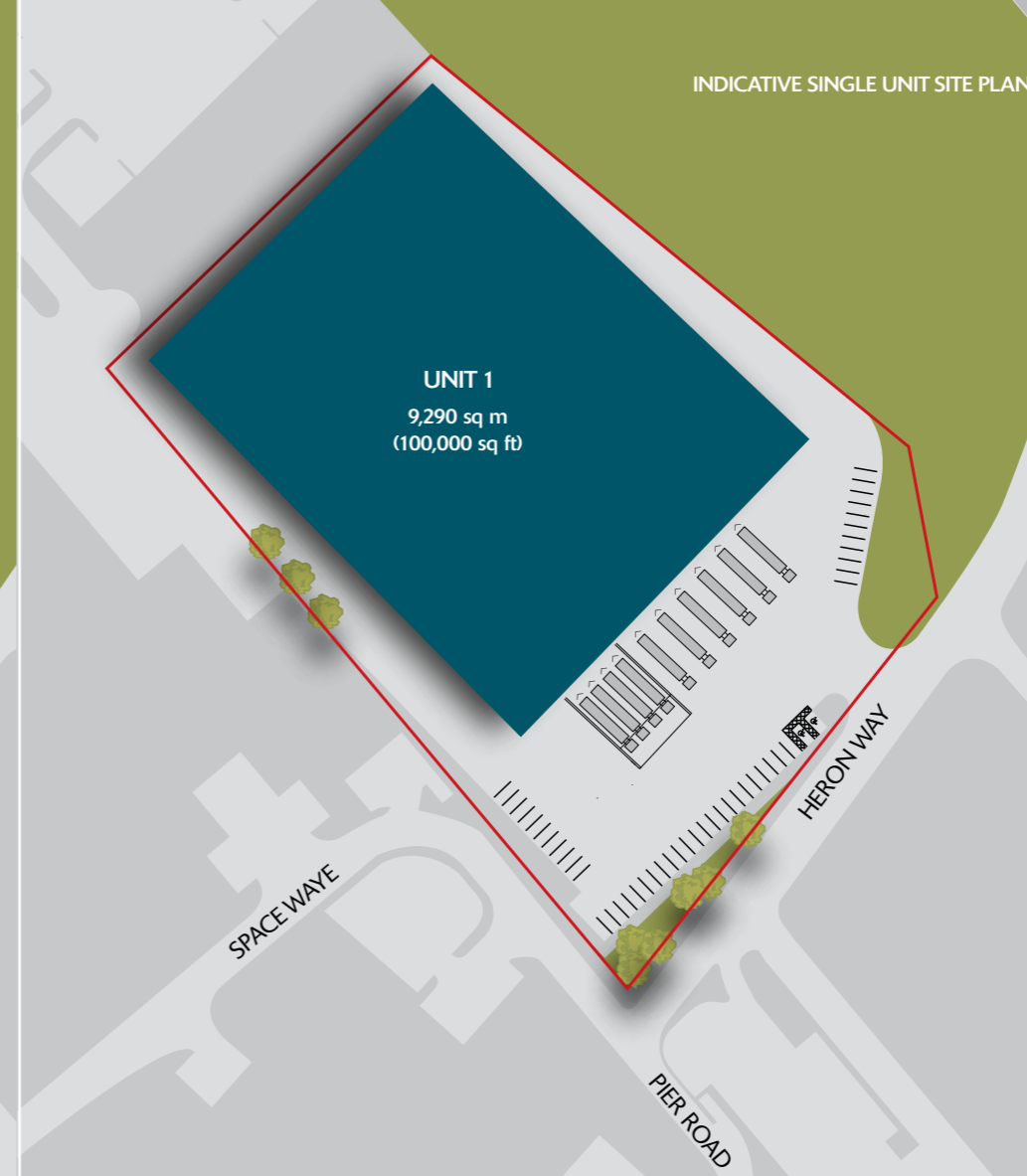
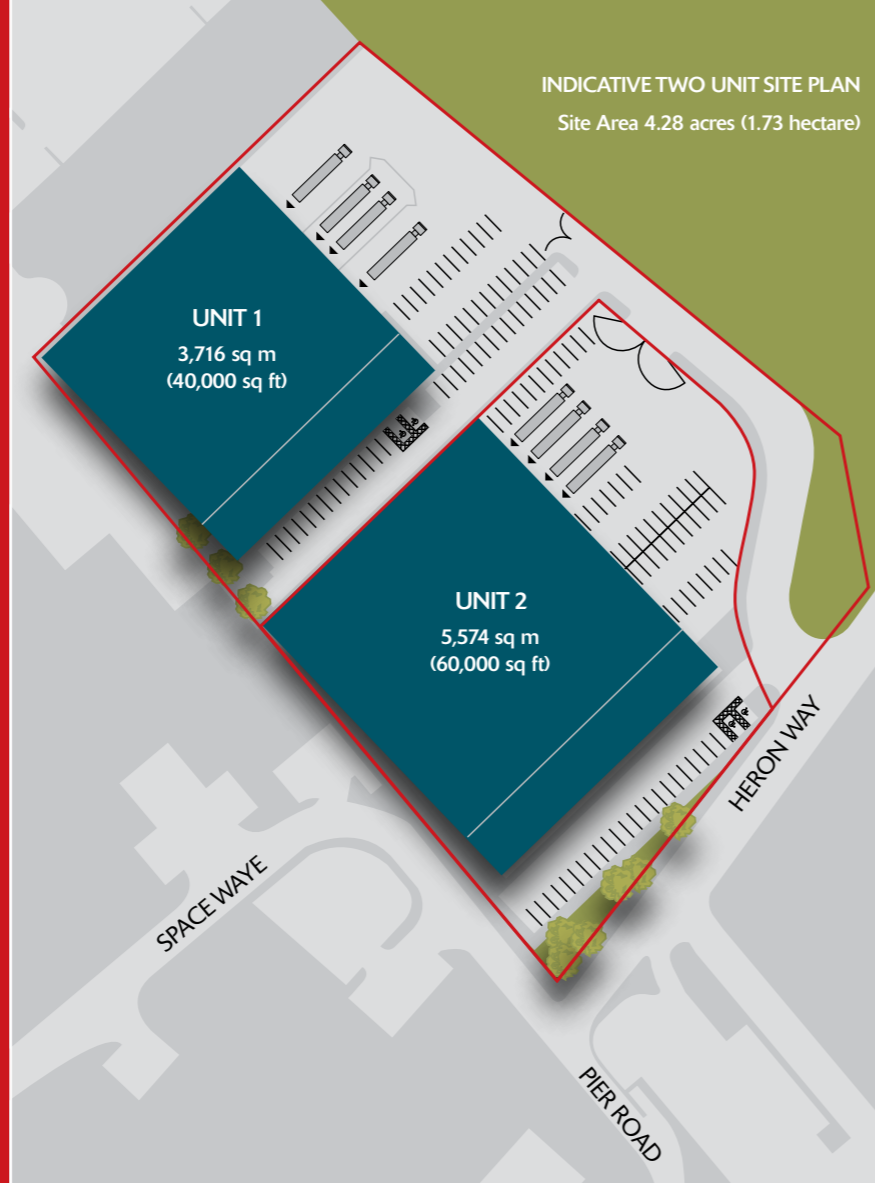
This 4.28 acre (1.73 hectare) development forms part of SEGRO's substantial ownership on the well-established North Feltham Trading Estate and can accommodate B1(c), B2 and B8 (industrial/warehouse) uses up to 9,290 sq m (100,000 sq ft), subject to planning. The site allows for a Design & Build package to suit bespoke requirements including building size, configuration and specification.

The location is ideal for airport-related businesses and other industrial/warehouse occupiers, offering fast access to both the airport and the national motorway network via the M3, M4 and M25.

DELIVERING EXCELLENCE

SEGRO is Europe's leading provider of flexible business space. Its in-depth knowledge and experience of Design & Build projects ensures rapid and cost-effective solutions to meet individual occupiers' business needs. As a long term investor, customer satisfaction underpins SEGRO's success.

SEGRO is committed to quality and has an enviable track record in development in Heathrow. The team is experienced in delivering major projects by working in close partnership with occupiers.



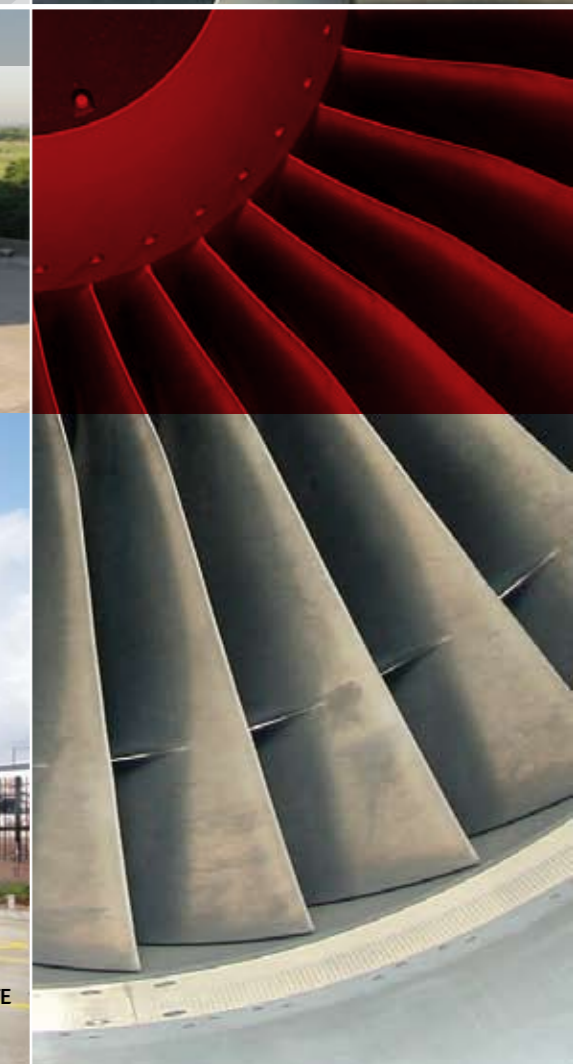
TWO OF SEGRO'S HEATHROW DEVELOPMENTS



LHR1, HATTON CROSS, FAGGS ROAD



610 RIVER GARDENS, NORTH FELTHAM TRADING ESTATE





HERON WAY

NORTH FELTHAM TRADING ESTATE

SAT NAV REF: TW14 0LW

Heron Way is well-located within the North Feltham Trading Estate approximately 3 miles from Heathrow Cargo Terminal. Heron Way is accessed off the A312 which links the M4 (Junction 3) approximately 2 miles to the north and the A316/M3 approximately 4 miles to the south.



DISTANCES

BY ROAD

M4 (Junction 3)	2.5 miles
Heathrow Cargo Centre	3 miles
M3 (Junction 1)	4 miles
M25 (J14)	5 miles
M25 (J15)	5.5 miles
M25 (J13)	6.5 miles
Central London	14 miles

BY RAIL *from Feltham Rail Station*

Waterloo	29 mins
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