

# UNIT 7C

HESTON | TW5 9NJ

TO LET

WAREHOUSE / PRODUCTION UNIT

12,645 SQ FT (1,175 SQ M)

THE  
HESTON  
CENTRE



[SEGRO.com/heathrow](https://www.segro.com/heathrow)

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WHERE BUSINESS WORKS

SAT NAV: TW5 9NJ



# UNIT 7C THE HESTON CENTRE

Terraced units of portal frame construction with blockwork and profile metal cladding elevations under an asymmetric pitched roof.

The Heston Centre is located close to the M4 (Junction 3) and A312 providing excellent access to Heathrow Airport, central London and the National motorway network.

## SPECIFICATION

- 2 full height loading doors
- Lighting to the warehouse
- 6.1m to eaves
- Two storey offices with suspended ceilings and central heating
- Male & female WCs
- Secure shared yard area
- An Energy Performance Certificate (EPC) is available

## ACCOMMODATION

WAREHOUSE	9,601 sq ft	892 sq m
GROUND FLOOR OFFICES	1,498 sq ft	139 sq m
FIRST FLOOR OFFICES	1,546 sq ft	144 sq m
<b>TOTAL</b>	<b>12,645 sq ft</b>	<b>1,175 sq m</b>

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

## DRIVING DISTANCES

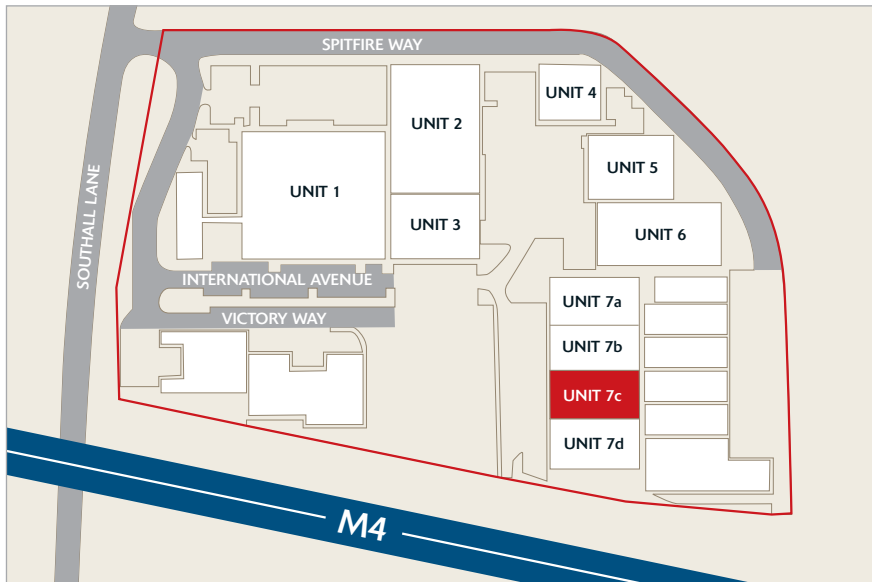
LOCATION	MILES	MINS
M4, Junction 3	1.4	4
Heathrow Cargo Terminal	5.4	14
Terminal 1, 2 & 3	2.4	14
M25, Junction 15	5.2	9
M25, Junction 14	6.9	10

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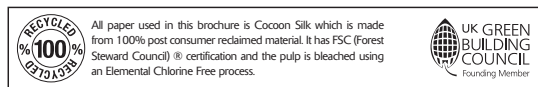
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[www.SEGRO.com/heathrow](http://www.SEGRO.com/heathrow)



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