



UNITS



X2

5-8

HATTON CROSS
HEATHROW
TW6 2SR

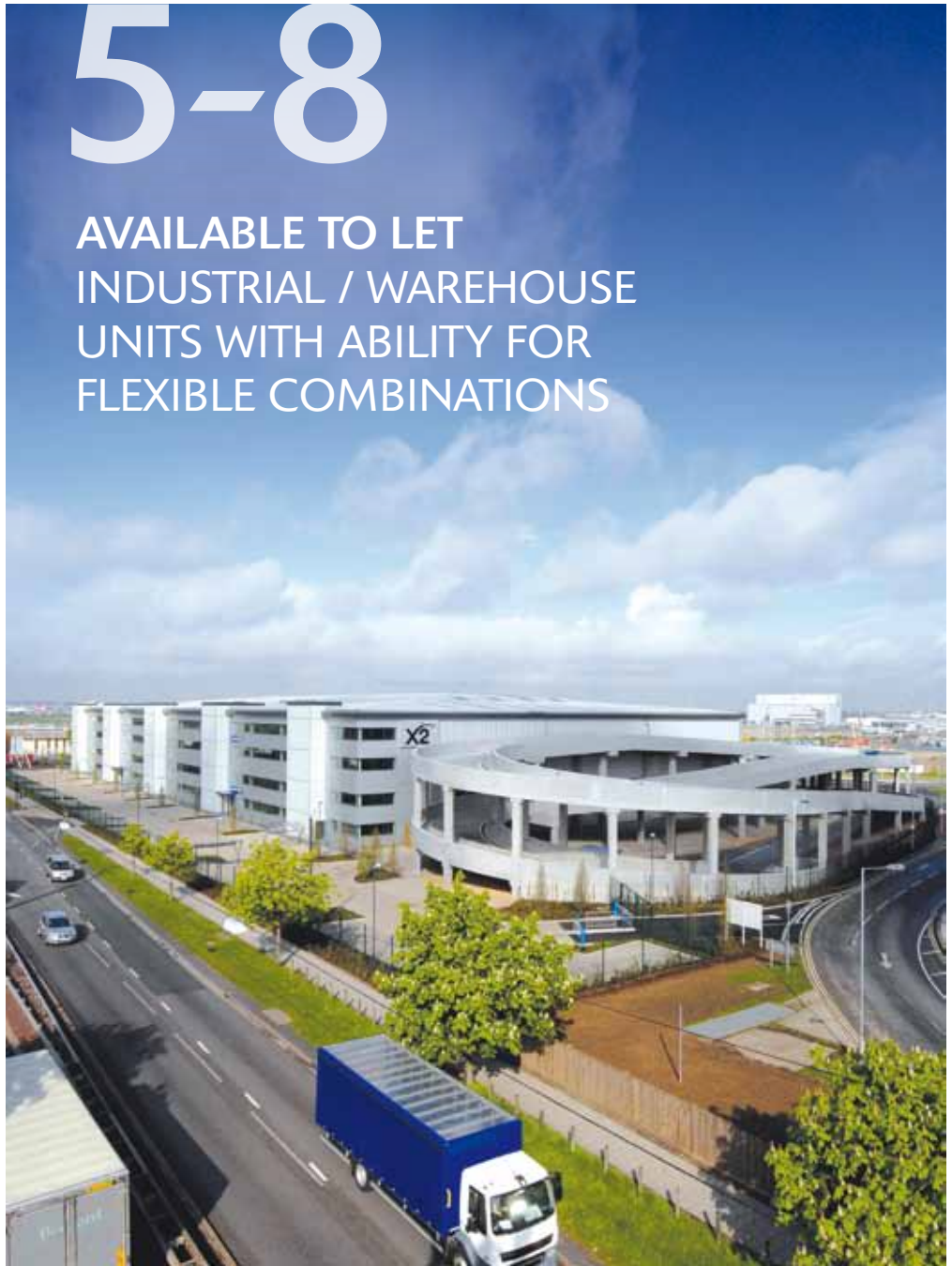
TO LET THE TOP FLOOR OF
THIS LANDMARK TWO-STORY
INDUSTRIAL / WAREHOUSE FACILITY

UNITS AVAILABLE

**FROM 27,452 SQ FT (2,550 SQ M)
TO 125,405 SQ FT (11,650 SQ M)**

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

SEGRO****
WHERE BUSINESS WORKS



5-8

AVAILABLE TO LET
INDUSTRIAL / WAREHOUSE
UNITS WITH ABILITY FOR
FLEXIBLE COMBINATIONS

X2 IS A NEW, LANDMARK, TWO-STOREY, FULLY ACCESSED INDUSTRIAL / WAREHOUSE FACILITY AT LONDON HEATHROW

Configured for high capacity throughput and lower unit costs, X2 offers full lorry access and loading on both of its levels. Both levels have their own service yard area with the upper level accessed by two one-way ramps.

WAREHOUSES

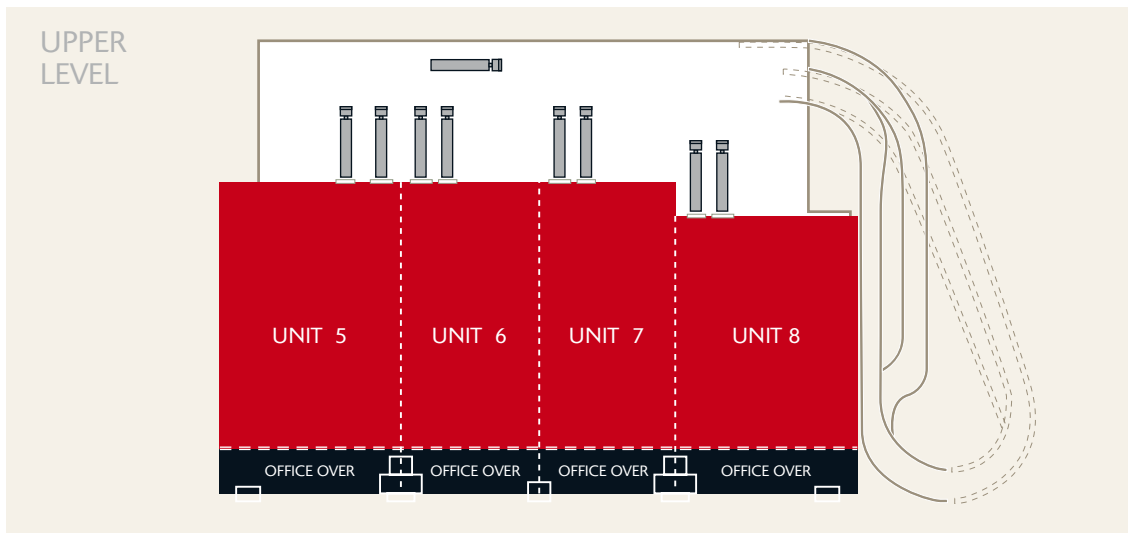
- 6m clear height
- Full height level access 'fast rising' doors - insulated, sectional up-and-over specification. Each unit has 2 doors, 1 - 5m x 5m and 1 - 5m x 3.5m. Additional doors can be installed at certain locations.
- Upper level floor loading of 15kN/m²
- 3-Phase power supply - minimum 200 kVA per unit
- An Energy Performance Certificate (EPC) is available

OFFICES

- Suspended ceiling with low glare fluorescent lighting
- Units 6 & 7 are heated and cooled by a ground source heat pump system and units 5 & 8 by a conventional air cooled condensing unit system
- Both systems will supply VRF heating and cooling to the offices
- Raised floors to allow for I.T. cabling and telecommunications
- 2 x 8 person passenger lifts serve all floors

EXTERNAL

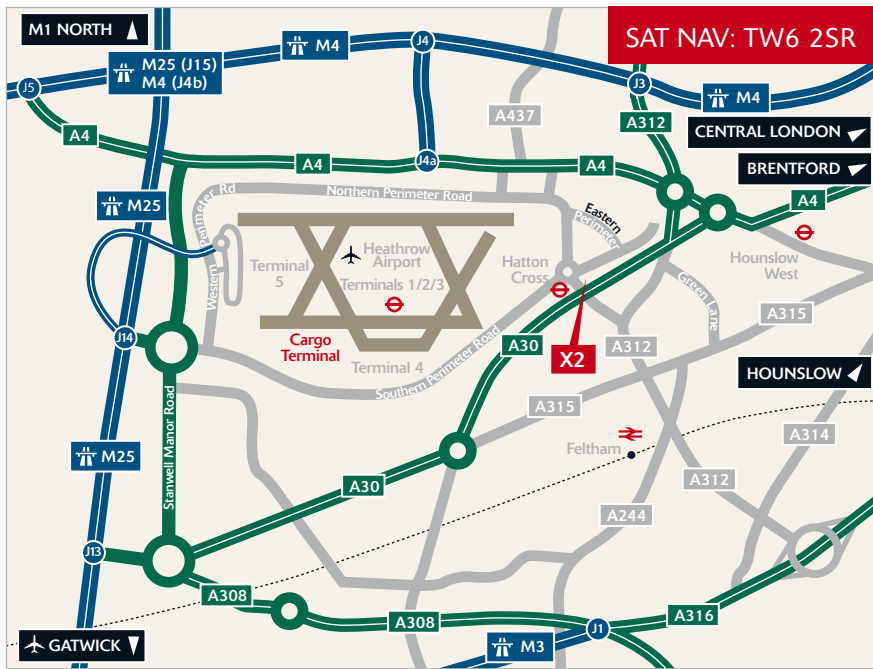
- 24-hour security gatehouse and estate CCTV
- Minimum 33m yard depths
- Dedicated parking areas with separate secure entrance via number plate recognition
- Car parking situated on ground floor level



UNIT	WAREHOUSE		OFFICES		TOTAL		CAR PARKING
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	
5	32,069	2,979	4,455	414	36,524	3,393	27
6	24,205	2,249	3,308	307	27,513	2,556	20
7	24,215	2,249	3,237	301	27,452	2,550	20
8	29,366	2,728	4,550	423	33,916	3,151	24
TOTAL	109,855	10,205	15,550	1,445	125,405	11,650	91

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





UNITS 5-8 X2

An unrivalled location at the very heart of Heathrow.

Located close to the southern runway, X2 has direct access onto the Perimeter Road. The building is adjacent to one of the airport's principal road junctions which links through to the four motorways serving Heathrow; the M25, M4, M3 and M40. For airside access, Control Post 24 which serves Terminal 1, 2, 3 is nearby.

X2 faces Hatton Cross Underground and bus station, giving excellent public transport links to London and the surrounding residential areas.

DRIVING DISTANCES

LOCATION	MILES	MINS
Hatton Cross Underground	0.1	0.37
M4 Junction 3	2.2	4
Heathrow Cargo Terminal	2.2	8
Heathrow Passenger Terminal 1, 2 & 3	2.9	10
M25 Junction 14	4.1	11
M3 Junction 1	4.3	13
Heathrow Passenger Terminal 5	4.6	14
Central London	14	34

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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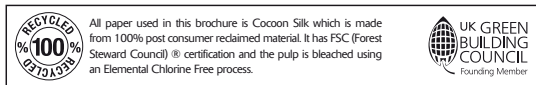
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www.SEGRO.com/heathrow



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.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