

NORTH FELTHAM TRADING ESTATE

UNIT 646 RIVER GARDENS

**UNDER REFURBISHMENT
AVAILABLE Q3 2023
ADJACENT TO HEATHROW**

Warehouse / industrial unit in
a prime West London location

4,791 SQ FT (445 SQ M)



Prominently positioned just 3.6 miles
from Heathrow Cargo Terminal and
13.5 miles from Central London



Fast access to Central London via
direct links to the M3, M4 and M25



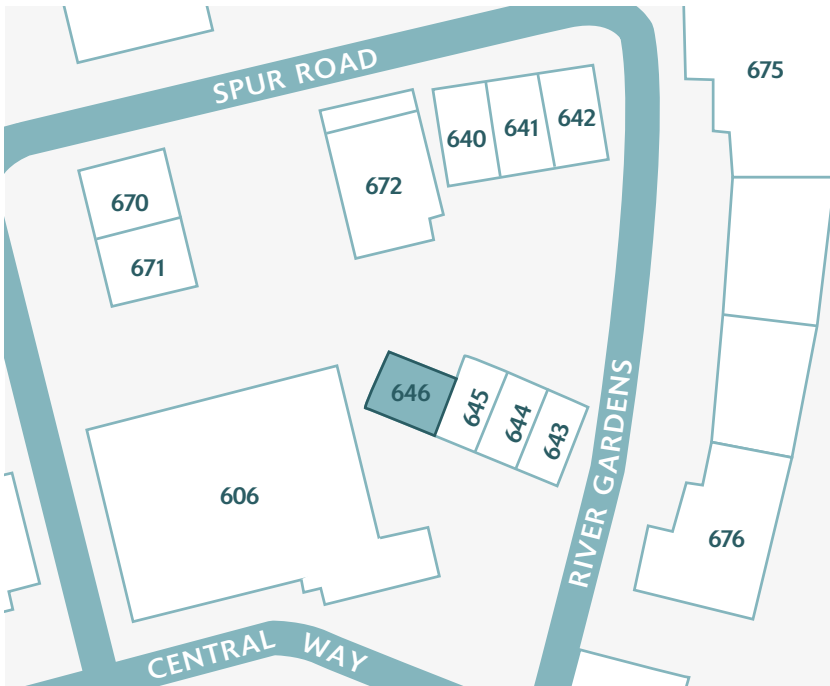
A highly diverse labour pool of over
7 million people within an hour's drive



In the hands of a landlord
with a reputation for outstanding
customer service



Indicative Image



ACCOMMODATION

Total	4,791 sq ft (445 sq m)
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(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- Electrically operated loading door
- Eaves height 4.2m
- Small ground floor office
- 3-phase power
- 8 car parking spaces
- EPC rating available upon request

DISTANCES

Hatton Cross Underground Station	1.0 miles
M4 (Junction 3)	2.6 miles
Heathrow Cargo Centre	3.6 miles
M3 (Junction 1)	3.7 miles
M25 (Junction 14)	5.4 miles
M25 (Junction 15)	6.0 miles
M25 (Junction 13)	6.1 miles
Central London	13.5 miles

Source: Google maps

EXISTING OCCUPIERS

Maersk, FedEx, UPS and Uniserve

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.

FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/NFTE

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