

TO BE REFURBISHED
AVAILABLE Q1 2022



UNIT 11

HEATHROW INTERNATIONAL
TRADING ESTATE

HEATHROW TW4 6HB



TO LET

**MODERN WAREHOUSE / INDUSTRIAL
UNIT IN A PRIME HEATHROW LOCATION**

11,573 SQ FT (1,075 SQ M)

✓ Established and well-managed estate

📍 Just 3.6 miles from Heathrow Cargo Centre

👥 Close proximity to the M4 providing easy access to Central London and the national motorway network

✓ 24-hour on-site security

★ Well-known estate occupiers include Menzies Distribution Ltd, Allens Catering and Flights Hallmark

✓ Potential for expansion and other space available on the estate

ACCOMMODATION

WAREHOUSE	10,246 sq ft
OFFICE	1,327 sq ft
TOTAL	11,573 sq ft (1,075 sq m)

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

SPECIFICATION

- To be refurbished
- 7m eaves height
- 2 loading doors
- 12 car parking spaces
- EPC rating: C

DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (J3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (J15)	5.3 miles
M1 (J1)	13.0 miles
CENTRAL LONDON	15.4 miles

Source: Google maps

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 8.8 million square metres of space (95 million square feet) valued at £17.1 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.



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