

NORTH FELTHAM TRADING ESTATE

UNIT 645 RIVER GARDENS

**TO LET
AVAILABLE NOW
TO BE REFURBISHED
ADJACENT TO HEATHROW**

Warehouse / industrial unit in
a prime West London location

3,974 SQ FT (369 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



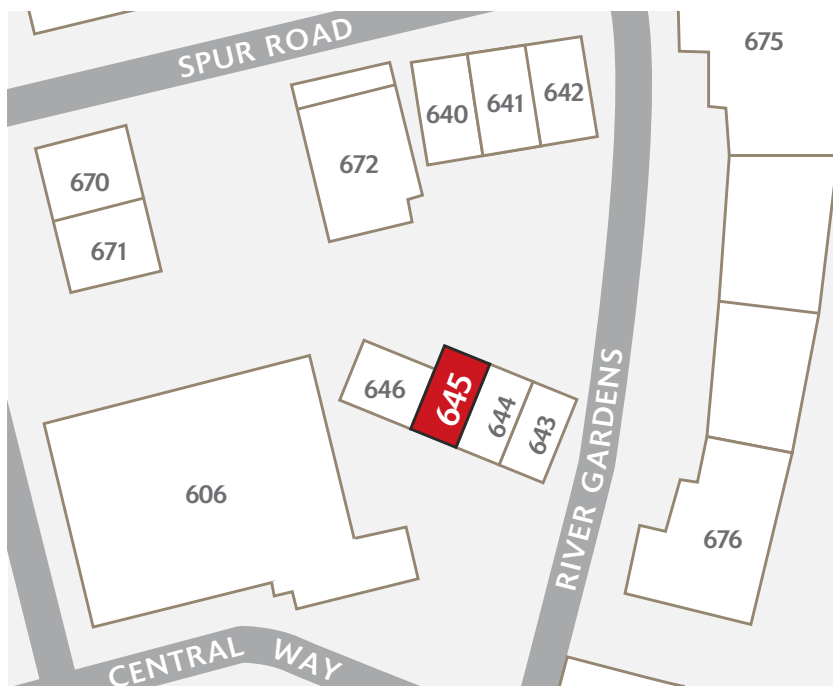
In the hands of a landlord
with a reputation for outstanding
customer service



Indicative Image



Indicative Image



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/NFTE

Or, alternatively, please contact the joint agents:



Bridget Outtrim
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Natasha Ryan
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DohertyBaines

David O'Donovan
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Frank De Souza
020 3151 4381
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ACCOMMODATION

Warehouse	2,706 sq ft
Ground floor office	632 sq ft
First floor office	636 sq ft
Total	3,974 sq ft (369 sq m)

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

SPECIFICATION

- To be refurbished
- 1 level access loading door
- 5.4m eaves height
- Office / ancillary space
- 6 car parking spaces
- EPC rating C-76

DISTANCES

Hatton Cross Underground Station	1 mile
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 10.4 million square metres of space (112 million square feet) valued at £20.7 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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