

AVAILABLE Q2 2022  
TO BE REFURBISHED



Indicative Image

# UNIT 1

HEATHROW INTERNATIONAL  
TRADING ESTATE

HEATHROW TW4 6HB



**TO LET**

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

**11,521 SQ FT (1,070 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	10,285 sq ft
GROUND FLOOR OFFICE	1,236 sq ft
<b>TOTAL</b>	<b>11,521 sq ft</b> <b>(1,070 sq m)</b>

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

### SPECIFICATION

- To be refurbished
- 2 up-and-over electrically operated loading doors
- 6.1m clear eaves height
- 19 allocated parking spaces
- Fully fitted offices
- EPC rating available upon request

### 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](http://SEGRO.com) for further information.



For more information, please contact the joint agents:

**DTRE**  
020 3328 9080  
www.dtre.com

**Colliers**  
colliers.com/uk/industrial  
01895 813 344  
020 7935 4499

**DE SOUZA**  
.co.uk  
020 8707 3030

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Jake Huntley  
jake.huntley@dtre.com  
Charlie Wing  
charlie.wing@dtre.com

Patrick Rosso  
patrick.rosso@colliers.com  
Isa Naeem  
isa.naeem@colliers.com

Frank De Souza  
frank@desouza.co.uk  
Simon Cressey  
simon@desouza.co.uk