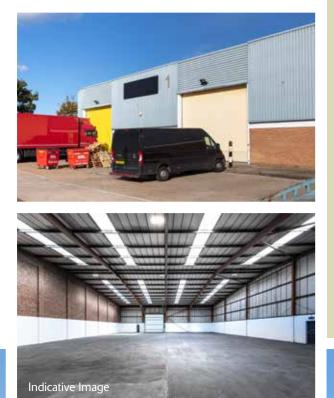
AVAILABLE Q2 2022 TO BE REFURBISHED



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
TOTAL	11,521 sq ft (1,070 sq m)

(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

1.3 miles
1.7 miles
2.4 miles
3.6 miles
3.6 miles
5.3 miles
13.0 miles
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.



For more information, please contact the joint agents:



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 simonc@desouza.co.uk

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