

NORTH FELTHAM TRADING ESTATE

UNIT 678 RIVER GARDENS

**REFURBISHED
AVAILABLE NOW
ADJACENT TO HEATHROW**

Warehouse / industrial unit in
a prime West London location

5,640 SQ FT (524 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



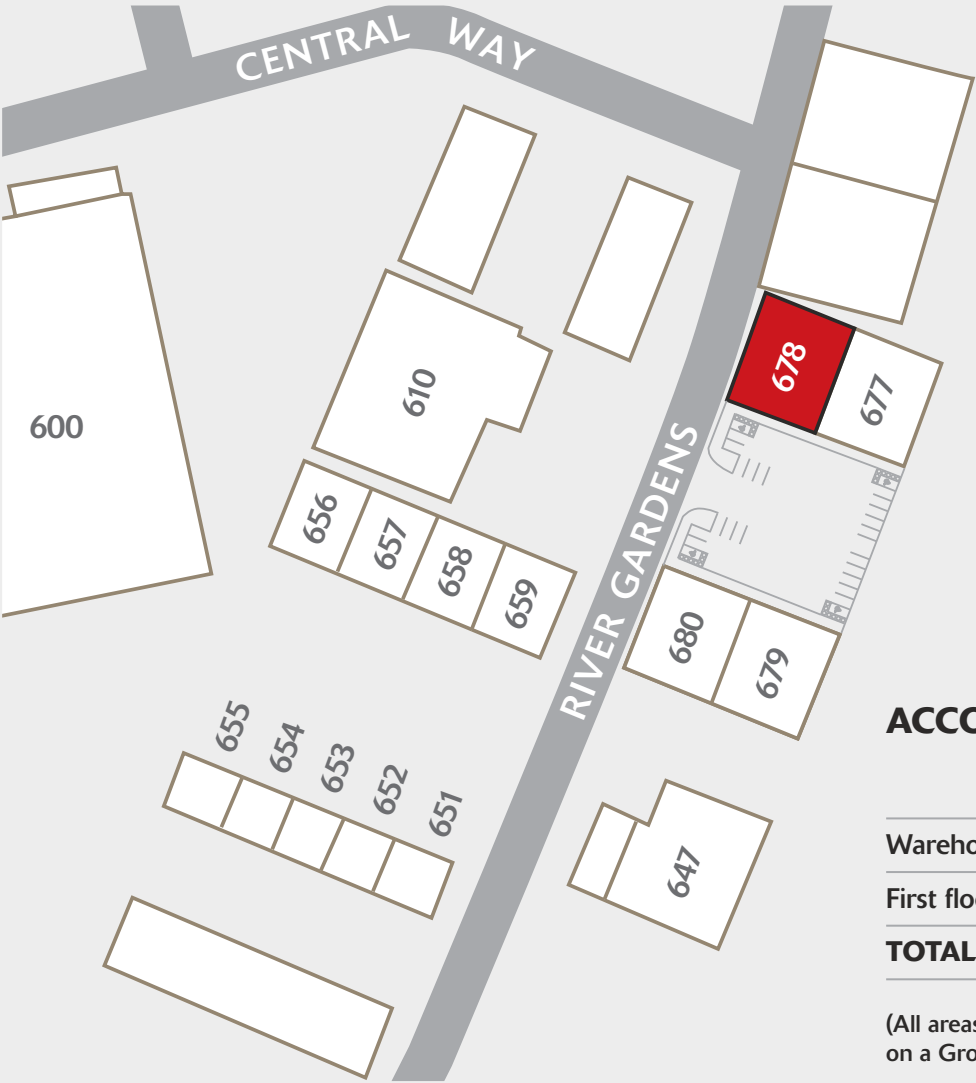


NORTH FELTHAM TRADING ESTATE IS AN ESTABLISHED, WELL-MANAGED INDUSTRIAL DEVELOPMENT IN THE HEART OF WEST LONDON

You'll be in good company with several well-known occupiers already established on the estate:



SITE PLAN



ACCOMMODATION

	sq ft	sq m
Warehouse	4,675	434
First floor office	965	90
TOTAL	5,640	524

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

SPECIFICATION

Electrically operated loading door

First floor offices

3-phase power

Shared secure yard

24 Hour CCTV monitoring

6m clear height

6 car parking spaces

Photovoltaic panels

EPC rating A+



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

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.

FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/NFTE

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