

NORTH FELTHAM TRADING ESTATE

UNIT 675 RIVER GARDENS

TO LET | TO BE REFURBISHED
AVAILABLE Q1 2024
ADJACENT TO HEATHROW

Warehouse / industrial unit with
shared secure yard in a prime
West London location

26,634 SQ FT (2,474 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



ACCOMMODATION

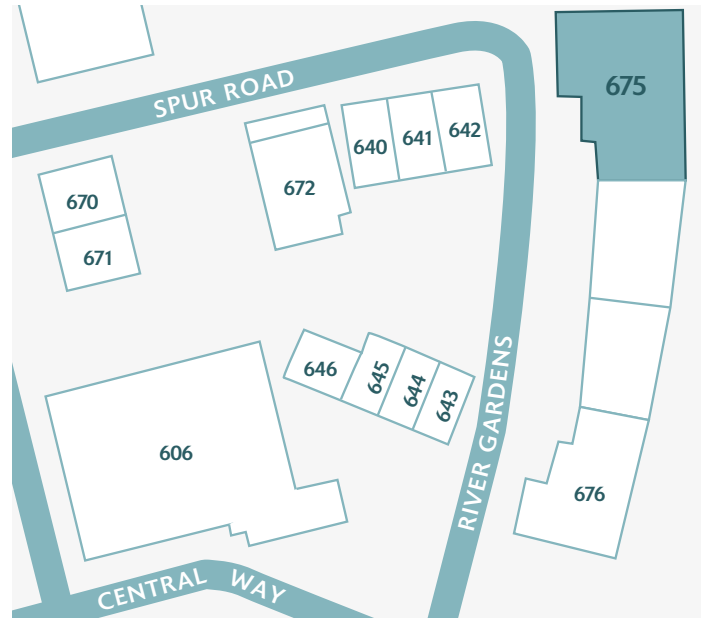
Ground Floor Warehouse	20,603 sq ft
Ground Floor Offices	2,758 sq ft
First Floor Offices	2,580 sq ft
Plant Rooms	693 sq ft
Total	26,634 sq ft (2,474 sq m)

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

SPECIFICATION

- Comfort cooling to ground and first floor offices
- High-specification WC and office accommodation
- LED lighting throughout
- 8m eaves height
- 2 electrically operated level loading doors
- Platform passenger lift
- 22 car parking spaces
- 4 EV car charging bays
- Shared secure yard area
- 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 9.9 million square metres of space (106 million square feet) valued at £20.9 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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