

AVAILABLE Q1 2024

# UNIT 2

## MERCURY CENTRE

NORTH FELTHAM TRADING ESTATE TW14 0RN



TO LET  
INDUSTRIAL / WAREHOUSE UNIT

**5,763 SQ FT (535 SQ M)**

[SEGRO.com/mercurycentre](https://www.segro.com/mercurycentre)

**SEGRO**

★ Well-managed and popular estate

✓ Unrestricted 24/7 use

📍 3.6 miles from Heathrow Cargo Centre

🕒 30 minutes from Central London and close to the M3, M4 and M25

£ Rateable Value: £58,000. Interested parties are advised to make their own enquiries with Local Authority

## ACCOMMODATION

WAREHOUSE & ANCILLARY	4,884 sq ft
FIRST FLOOR OFFICE	879 sq ft
<b>TOTAL</b>	<b>5,763 sq ft (535 sq m)</b>

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

## SPECIFICATION

- 1 loading door
- 6.1m to eaves, 5.87m clear height
- Ancillary offices
- WCs
- 9 car parking spaces
- EPC is to be reassessed following works

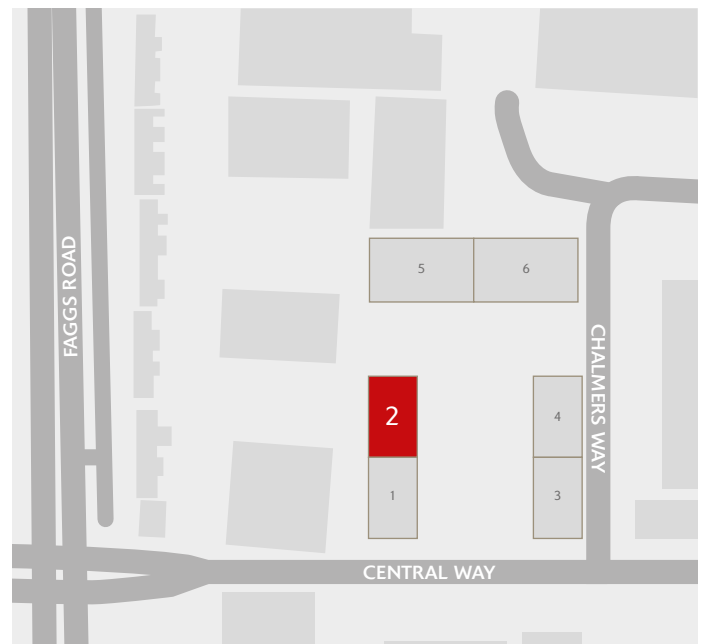
## DISTANCES

HATTON CROSS UNDERGROUND ST	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

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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 VISIT  
**SEGRO.COM/MERCURYCENTRE**

Or, alternatively, please contact the joint agents:

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