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

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

(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

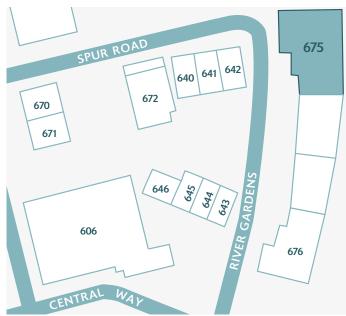














DISTANCES

| 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**

Or, alternatively, please contact the joint agents:

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