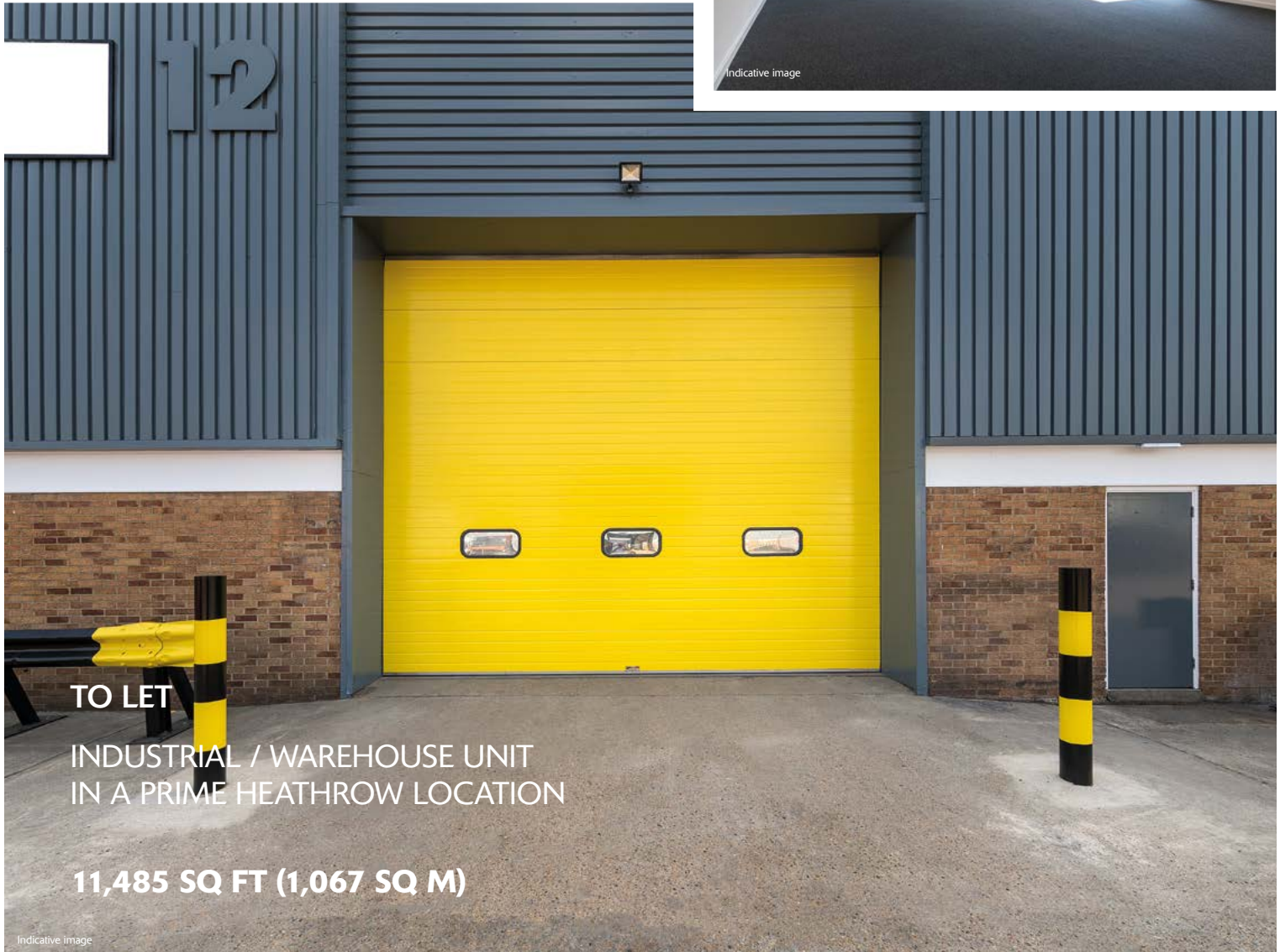


TO BE REFURBISHED  
AVAILABLE Q3 – Q4 2022

# UNIT 12

HEATHROW INTERNATIONAL  
TRADING ESTATE

HEATHROW TW4 6HB



✓ 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, Flights Hallmark, GAP and Mini Crane Hire Company

### ACCOMMODATION

WAREHOUSE	10,180 sq ft
GROUND FLOOR OFFICE	1,305 sq ft
<b>TOTAL</b>	<b>11,485 sq ft</b> (1,067 sq m)

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

### SPECIFICATION

- Clear span warehouse accommodation
- Up-and-over electrically operated loading door
- 6m to the eaves
- Male and female WCs
- 7 allocated parking spaces
- Fully fitted offices
- Ancillary offices
- EPC rating available upon request

### DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (JUNCTION 3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (JUNCTION 15)	5.3 miles
M1 (JUNCTION 1)	13.0 miles
CENTRAL LONDON	15.4 miles

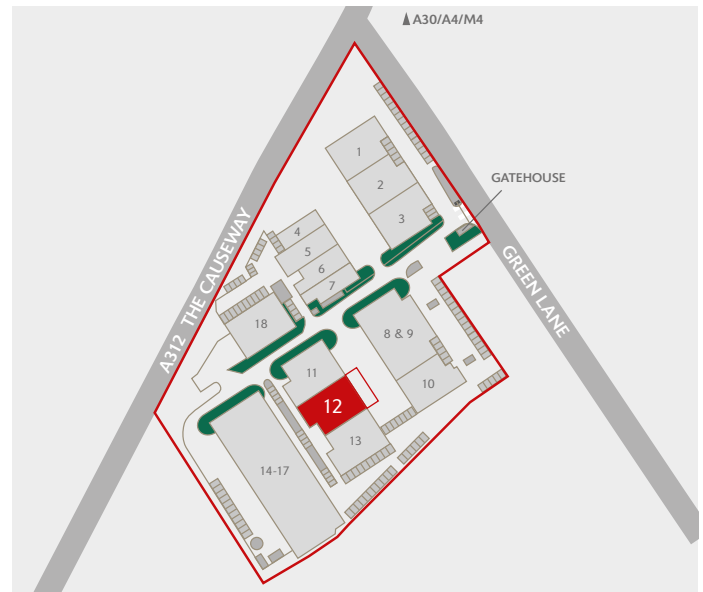
Source: Google maps

### 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](http://SEGRO.com) for further information.



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