

UPGRADE TO A NEW HIGH SPEC INDUSTRIAL / WAREHOUSE UNIT FROM 26,763 - 36,871 SQ FT

STOCKLEY CLOSE WEST DRAYTON



UNIT 367	
WAREHOUSE	27,648 SQ FT
1ST FLOOR OFFICES	2,536 SQ FT
TOTAL	30,184 SQ FT
<small>All areas are approximate and measured on a Gross External basis.</small>	



UNIT 368	
WAREHOUSE	24,420 SQ FT
1ST FLOOR OFFICES	2,343 SQ FT
TOTAL	26,763 SQ FT
<small>All areas are approximate and measured on a Gross External basis.</small>	

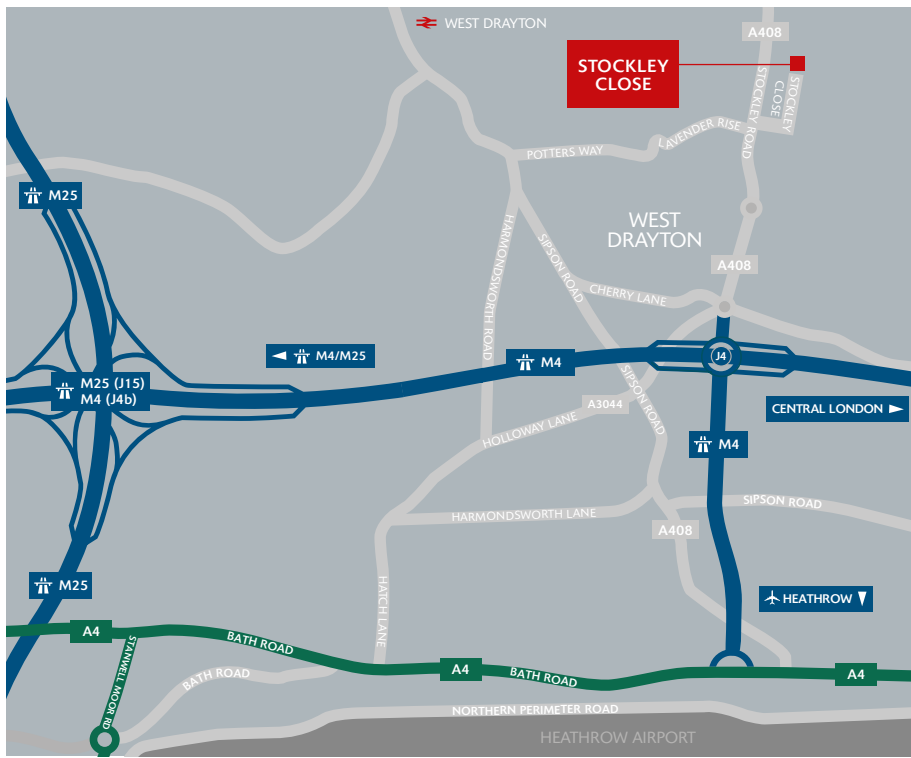


UNIT 366	
WAREHOUSE	34,414 SQ FT
1ST FLOOR OFFICES	2,457 SQ FT
TOTAL	36,871 SQ FT
<small>All areas are approximate and measured on a Gross External basis.</small>	

AVAILABLE TO LET NOW

Stockley Close is a brand new and extremely sought after high-specification warehouse development with exceptional access to the A408 and M4, and only 2 miles from Heathrow.

The development provides modern, efficient and flexible use industrial units of 26,763 sq ft, 30,184 sq ft and 36,872 sq ft. The two adjoining units can also be combined to create one warehouse of 56,947 sq ft.

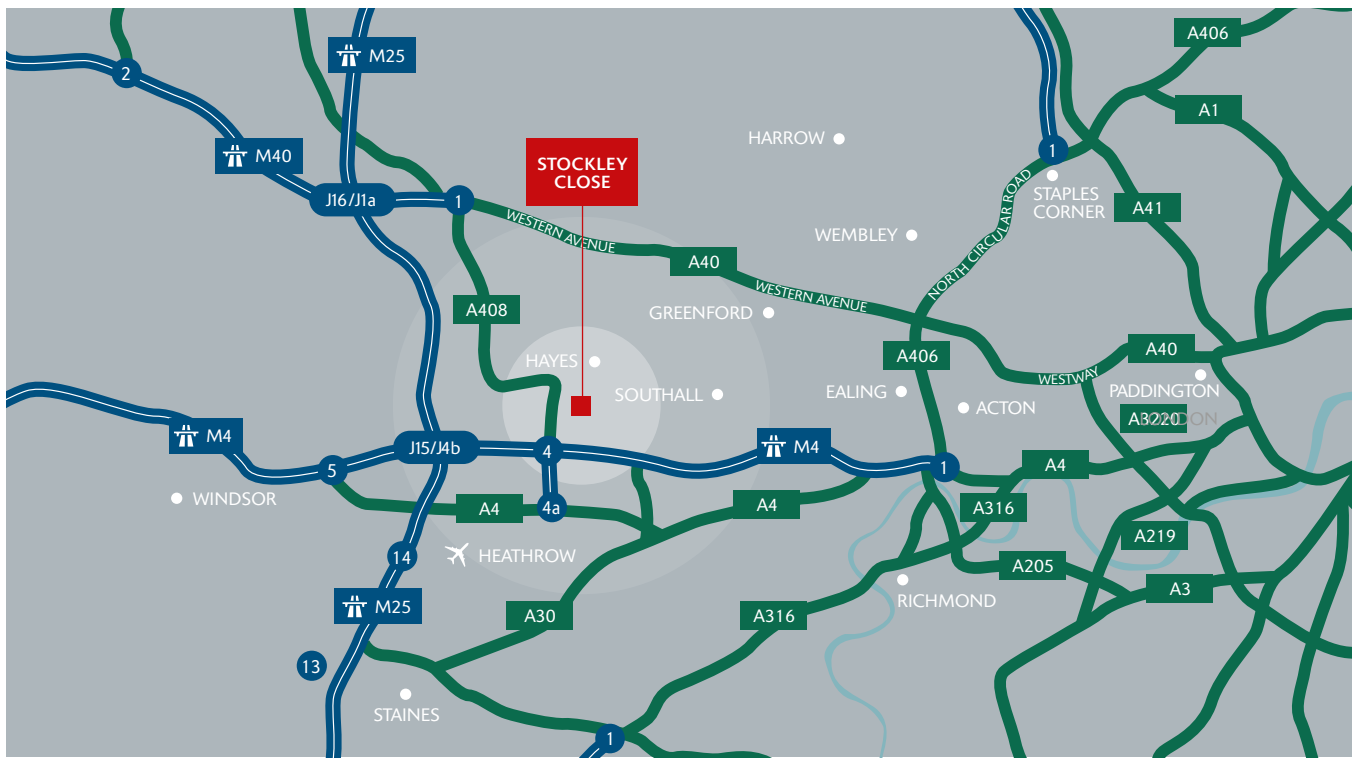


SAT NAV REF: UB7 9BL

ABOUT SEGRO

SEGRO is a leading owner, asset manager and developer of modern warehousing, light industrial and data centre properties, principally concentrated in London's Western Corridor (including the Thames Valley) and in key conurbations in France, Germany and Poland.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.



FOR MORE INFORMATION PLEASE CONTACT OUR JOINT AGENTS:



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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clscheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 01/15.

STOCKLEY CLOSE

WEST DRAYTON

AVAILABLE TO LET NOW



3

HIGH SPEC UNITS TO CHOOSE FROM

2

MILES FROM HEATHROW AIRPORT

35

MINIMUM 35M YARD DEPTHS

EXCELLENT

BREEM RATING

SEGRO.com/stockley

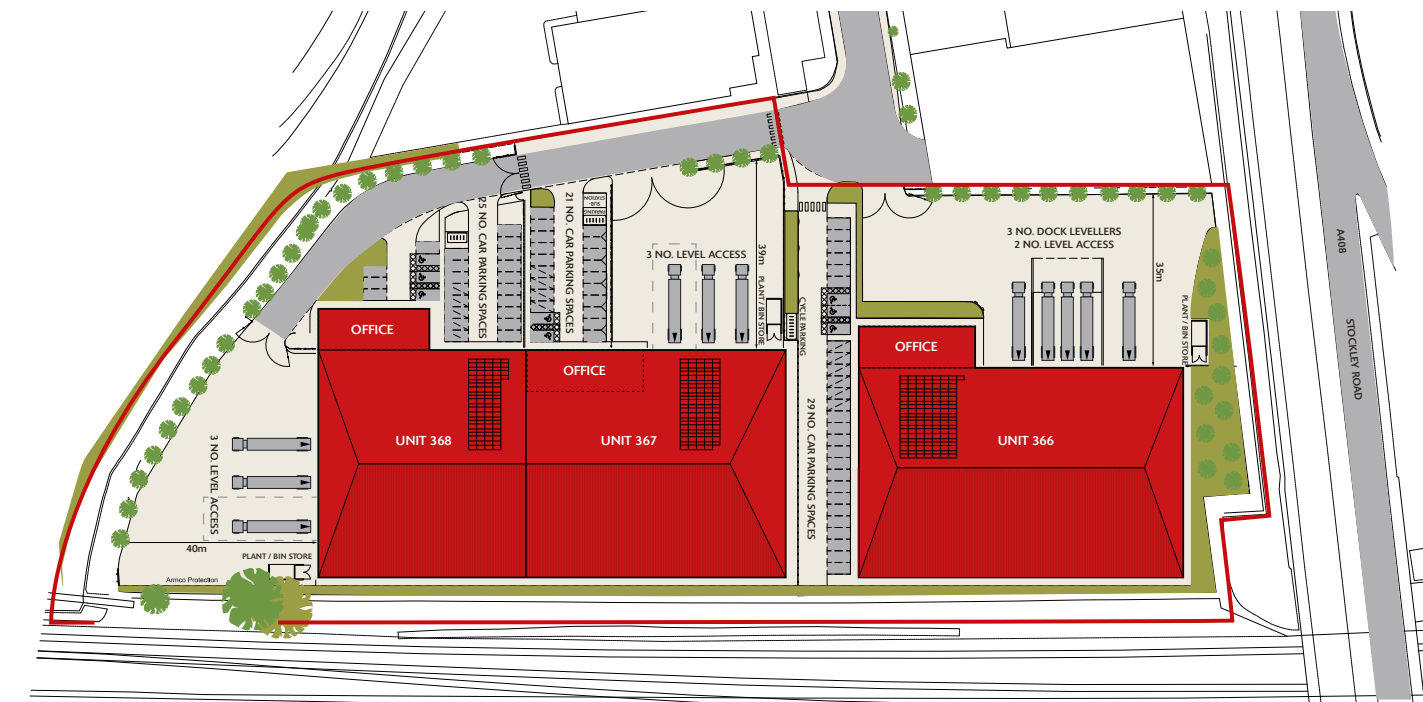


SEGRO.com/stockley





UPGRADE TO A...



OFFICES

- Fully fitted first floor offices to all units
- LPHW heating
- LG7 lighting
- Raised flooring

UTILITIES

Water, gas and electricity mains provided complete with consumer units or valves as appropriate.

CLEAR WAREHOUSE HEIGHTS

Clear heights to the underside of haunch of 10m.

SECURE, SELF-CONTAINED YARD DEPTHS:

Unit 366:	35m
Unit 367:	39m
Unit 368:	40m

LEVEL LOADING DOORS

Unit 366:	3 Dock Levellers / 2 Level Access
Unit 367*:	3 Level Access
Unit 368*:	3 Level Access

*Potential for 2 future dock levellers

FLOOR LOADINGS

All units: 50kN/m²

AMPLE CAR PARKING

Unit 366:	29 car parking spaces
Unit 367:	21 car parking spaces
Unit 368:	25 car parking spaces

BUSINESS HOT SPOT WITH 202 OF THE UK'S TOP 300 COMPANIES IN CLOSE PROXIMITY

NEW DEVELOPMENT WITH **MINIMUM YARD DEPTHS OF 35 METRES**

SUSTAINABLE BUILT ENVIRONMENT WITH **BREEAM EXCELLENT** RATING

MAJOR UK JUNCTION AND TRANSPORT HUB FOR EUROPE

UPGRADE TO A BETTER LOCATION JUST 2 MILES FROM HEATHROW

ACCESSIBILITY

HEATHROW AIRPORT T1, 2 & 3	1.6 miles
HEATHROW AIRPORT CARGO TERMINAL	6.5 miles
M4, JUNCTION 4	0.7 miles
CENTRAL LONDON	17.7 miles
M25, JUNCTION 15	3.6 miles

UPGRADE TO A PARTNERSHIP WITH LONG TERM BENEFITS FOR YOU THE OCCUPIER

SUCCESSFUL PARTNERSHIPS

Long term partnerships with our occupiers result from almost 100 years of industry experience and development:

- In-depth local economic knowledge allows us to place our occupiers in the most suitable locations.
- Understanding of the need for flexibility and the provision of our build-to-suit offering, creates the perfect industrial spaces.
- Implementation of the latest technical innovations and specifications allows us to deliver warehouse space to suit the needs of the logistics, aerospace, food and beverage and an array of wider industries.

92% OF OUR OCCUPIERS RATE THEIR SATISFACTION WITH SEGR0 AS 'GOOD' OR 'EXCELLENT'

Greater London Business Unit Customer Satisfaction Survey 2014.

