

AVAILABLE NOW

UNITS 645/646

RIVER GARDENS

NORTH FELTHAM TRADING ESTATE TW14 0RD



TO LET

WAREHOUSE / INDUSTRIAL UNITS
CLOSE TO HEATHROW

8,765 SQ FT (814 SQ M)

✓ Well-managed and one of the biggest estates within the SEGRO Heathrow portfolio

✓ Unrestricted 24/7 use

📍 3 miles from Heathrow Cargo Centre

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

👥 Easily accessed by a substantial labour pool

★ Existing occupiers include Kuehne + Nagel, FedEx, UPS and Uniserve

ACCOMMODATION

UNIT 645

WAREHOUSE	2,706 sq ft
GROUND FLOOR OFFICE	632 sq ft
FIRST FLOOR OFFICE	636 sq ft
TOTAL	3,974 sq ft (369 sq m)

UNIT 646

WAREHOUSE	4,317 sq ft
OFFICE	474 sq ft
TOTAL	4,791 sq ft (445 sq m)

COMBINED TOTAL	8,765 sq ft (814 sq m)
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(All areas are approximate and measured on a Gross External basis)

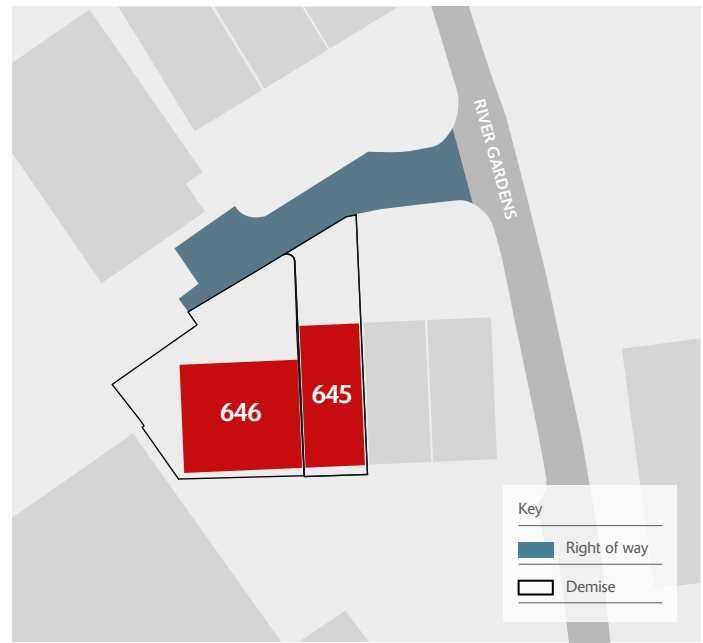
SPECIFICATION

- Available to occupy individually or combined
- 1 loading door per unit
- Eaves height:
Unit 645: 5.4m / Unit 646: 4.2m
- Car parking:
Unit 645: 6 spaces / Unit 646: 10 spaces
- EPC rating:
Unit 645: C – 76 / Unit 646: D – 92

DISTANCES

HATTON CROSS UNDERGROUND STN.	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



For more information, please contact the joint agents:



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ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7.8 million square metres of space (84 million square feet) valued at £11.7 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 eight other European countries.

See SEGRO.com for further information.



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