

AVAILABLE Q1 2022



Indicative Image



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# UNIT 659 RIVER GARDENS

NORTH FELTHAM TRADING ESTATE TW14 0RD



**TO LET**

**MODERN WAREHOUSE / INDUSTRIAL  
UNIT CLOSE TO HEATHROW**

**4,852 SQ FT (451 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 Toll, FedEx, UPS and Uniserve

#### ACCOMMODATION

|                     |   |
|---------------------|---|
| WAREHOUSE           | 2,948 sq ft                             |
| GROUND FLOOR OFFICE | 946 sq ft                               |
| FIRST FLOOR OFFICE  | 958 sq ft                               |
| <b>TOTAL</b>        | <b>4,852 sq ft</b><br><b>(451 sq m)</b> |

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

#### SPECIFICATION

- 6.3m eaves height
- 8 car parking spaces
- Single loading door
- 3-phase power
- EPC rating available upon request

#### DISTANCES

|                       |           |
|-----------------------|-----------|
| HATTON CROSS 📍        | 1.0 miles |
| M4 (J3)               | 2.6 miles |
| HEATHROW CARGO CENTRE | 3.6 miles |
| M3 (J1)               | 3.7 miles |
| M25 (J14)             | 5.4 miles |
| M25 (J15)             | 6.0 miles |
| M25 (J13)             | 6.1 miles |

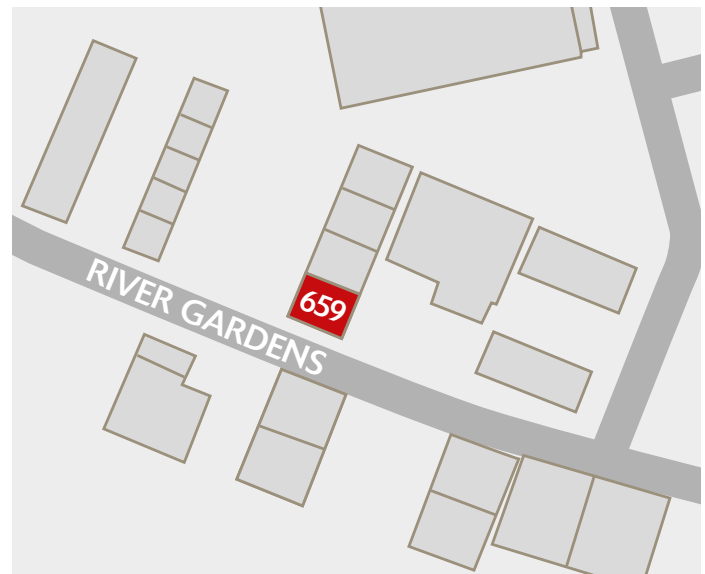
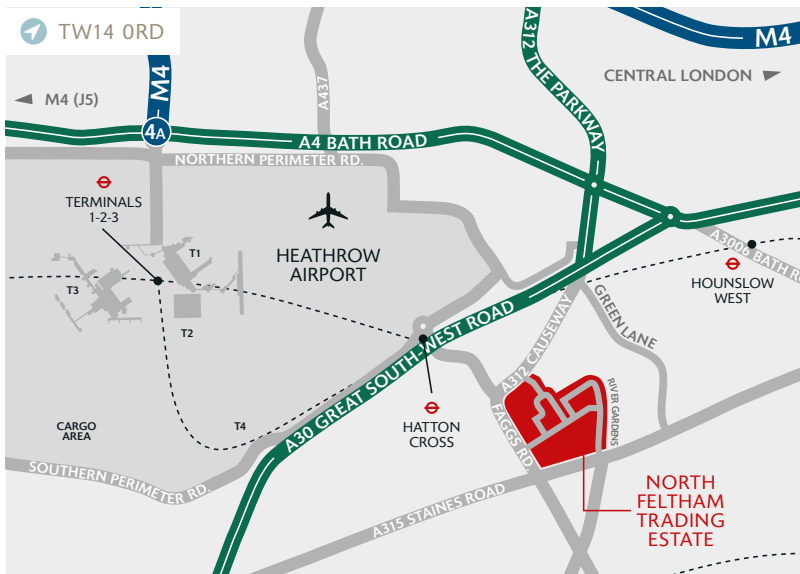
Source: Google maps

#### 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 8.8 million square metres of space (95 million square feet) valued at £15.3 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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