

AVAILABLE NOW



UNIT 13

SEGRO PARK GREEN LANE

HEATHROW TW4 6HB

📍 ///GAMES.RISE.WAKES



TO LET

**WAREHOUSE UNIT
WITH SECURE COMPOUND**

11,529 SQ FT (1,071 SQ M)

- ✓ **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, Yamato Transport and Mini Crane Hire Company
- ✓ **Potential for expansion** and other space available on the estate

ACCOMMODATION

WAREHOUSE	10,304 sq ft
OFFICE	1,225 sq ft
TOTAL	11,529 sq ft (1,071 sq m)
SECURE COMPOUND	9,278 sq ft (862 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 clear height rising to 8.3m at the apex
- Warehouse LED lighting
- 21 allocated parking spaces
- Secure compound for additional parking / storage
- Fully fitted offices
- EPC rating: C – 68

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. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](https://www.segro.com)



FOR MORE INFORMATION, PLEASE VISIT
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