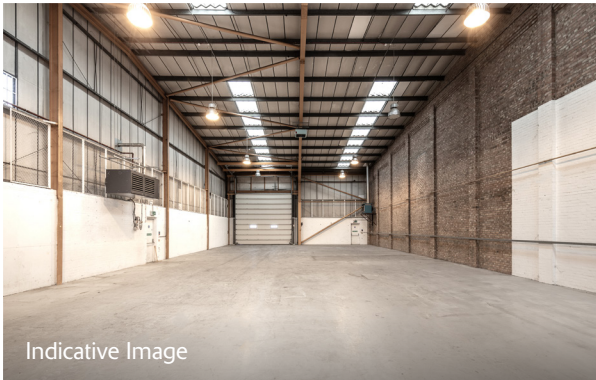


AVAILABLE NOW



UNIT 5

SEGRO PARK GREEN LANE

HEATHROW TW4 6DL
📍 ///GAMES.RISE.WAKES



✓ **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**

ACCOMMODATION

WAREHOUSE	18,030 sq ft
FIRST FLOOR OFFICE	2,045 sq ft
TOTAL	20,075 sq ft (1,865 sq m)

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

SPECIFICATION

- 9m minimum eaves
- 2 level loading doors
- 215 kVa incoming power capacity
- VRF heating & cooling system to office areas
- 50kN/sq m
- Secure fenced yard
- 25 parking spaces
- EV charging points
- Net Zero carbon use
- Kitchenette facilities
- EPC A+
- BREEM Excellent

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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