

NORTH FELTHAM TRADING ESTATE

UNIT 659 RIVER GARDENS

TO LET

Warehouse / industrial unit in
a prime West London location

4,852 SQ FT (451 SQ M)
AVAILABLE Q2 2022



Prominently positioned just 3 miles
from Heathrow Cargo Terminal and
16 miles from Central London



Fast access to Central London via
direct links to the M3, M4 and M25

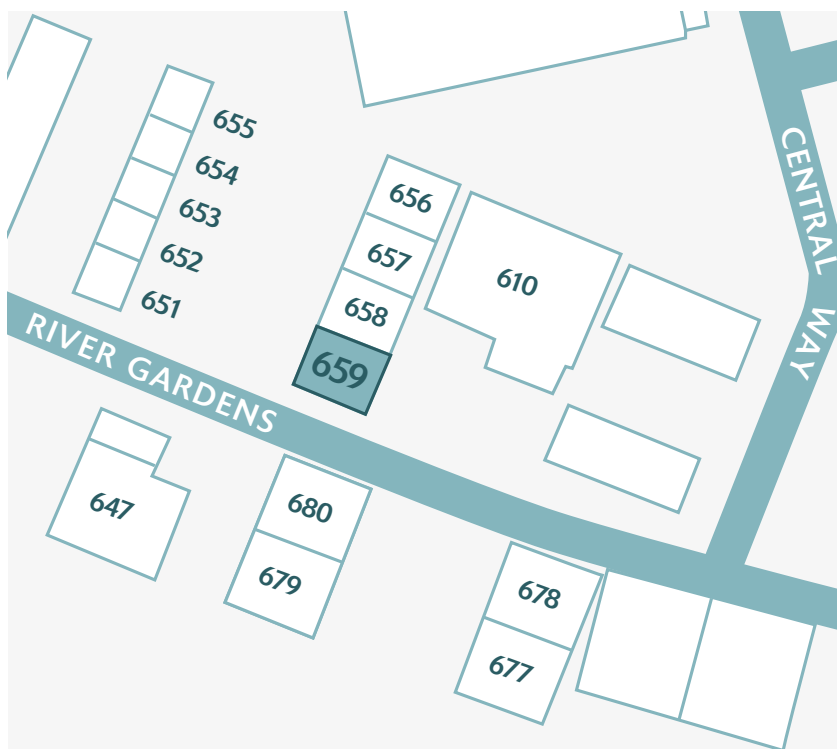
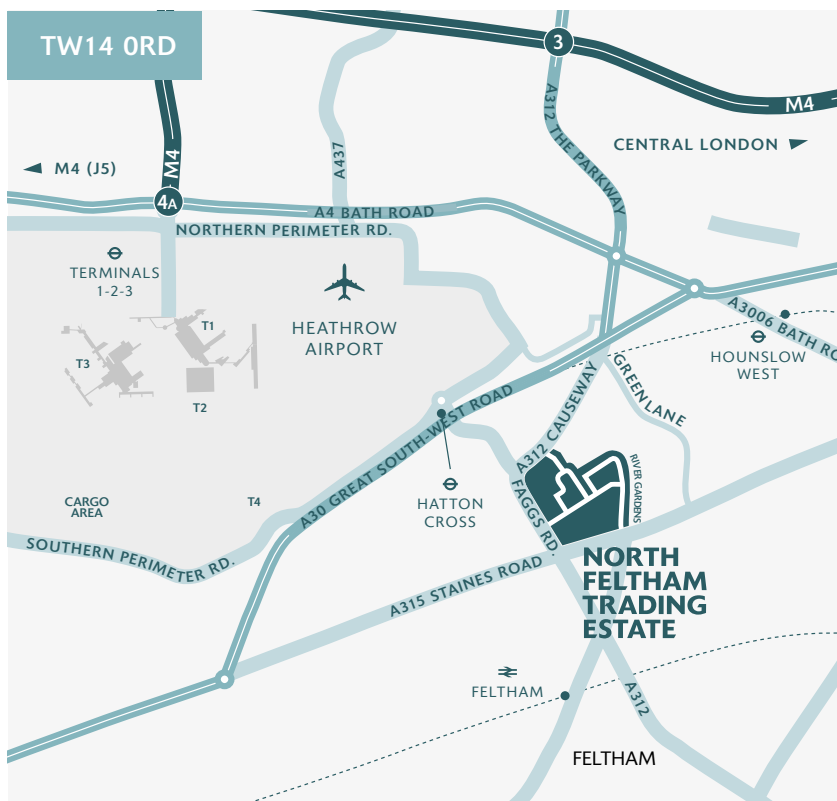


A highly diverse labour pool of over
7 million people within an hour's drive



In the hands of a landlord
with a reputation for outstanding
customer service





ACCOMMODATION

Warehouse	2,948 sq ft
Ground Floor Office	946 sq ft
First Floor Office	958 sq ft
Total	4,852 sq ft (451 sq m)

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

SPECIFICATION

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

DISTANCES

Hatton Cross Underground Station	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
Central London	16.0 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 9.6 million square metres of space (103 million square feet) valued at £21.3 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 for further information.

For more information, please contact the joint agents:



Bridget Outtrim
bouttrim@savills.com
Natasha Ryan
natasha.ryan@savills.com



David O'Donovan
dodonovan@dohertybaines.com
Marco Baio
mbaio@dohertybaines.com



Frank De Souza
frank@desouza.co.uk
Simon Cressey
simonc@desouza.co.uk

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 06/22.