

NORTH FELTHAM TRADING ESTATE

**TO LET
AVAILABLE NOW
TO BE REFURBISHED
ADJACENT TO HEATHROW**

Warehouse / industrial unit in a prime West London location

14,656 SQ FT (1,361 SQ M)



Prominently positioned just 3.6 miles from Heathrow Cargo Terminal and 13.5 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



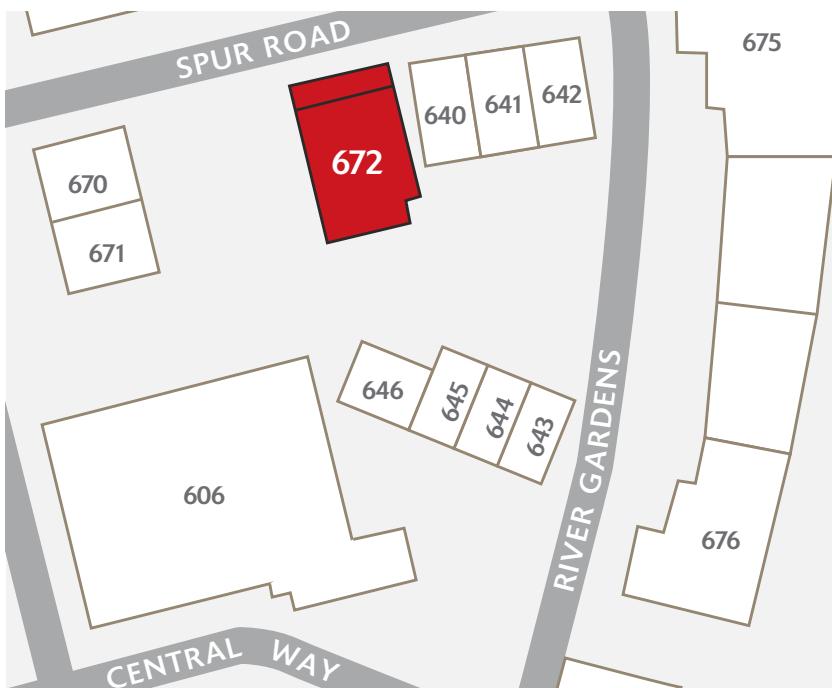
In the hands of a landlord with a reputation for outstanding customer service



Indicative Image



Indicative Image



FOR MORE INFORMATION, PLEASE VISIT SEGRO.COM/NFTE

Or, alternatively, please contact the joint agents:



Bridget Outtrim
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Natasha Ryan
020 3369 1892



David O'Donovan
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Frank De Souza
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ACCOMMODATION

Warehouse	9,547 sq ft
Ground floor office	2,554 sq ft
First floor office	2,555 sq ft
Total	14,656 sq ft (1,361 sq m)

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

SPECIFICATION

- To be refurbished
- 2 level access loading doors
- 6m eaves height
- Office / ancillary space
- 23 car parking spaces
- Within a secure site shared with two other units
- EPC rating C-52

DISTANCES

Hatton Cross Underground Station	1 mile
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	13.5 miles

Source: Google maps

EXISTING OCCUPIERS

Maersk, FedEx, UPS and Uniserve

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 10.4 million square metres of space (112 million square feet) valued at £20.7 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 seven other European countries.

See SEGRO.com for further information.

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