

REFURBISHED  
AVAILABLE Q2 2022



# UNIT 11

HEATHROW INTERNATIONAL  
TRADING ESTATE

HEATHROW TW4 6HB



✓ 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 and Allens Catering

✓ Potential for expansion and other space available on the estate

#### ACCOMMODATION

WAREHOUSE	10,246 sq ft
GROUND FLOOR OFFICE	1,327 sq ft
<b>TOTAL</b>	<b>11,573 sq ft</b> (1,075 sq m)

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

#### SPECIFICATION

- Refurbished
- 6m eaves height
- 2 loading doors
- 8 car parking spaces
- EPC rating: C

#### DISTANCES

HATTON CROSS STATION	1.3 miles
M4 (J3)	1.7 miles
HEATHROW TERMINAL 4	2.4 miles
HEATHROW CARGO CENTRE	3.6 miles
HEATHROW TERMINALS 1, 2 & 3	3.6 miles
M25 (J15)	5.3 miles
M1 (J1)	13.0 miles
CENTRAL LONDON	15.4 miles

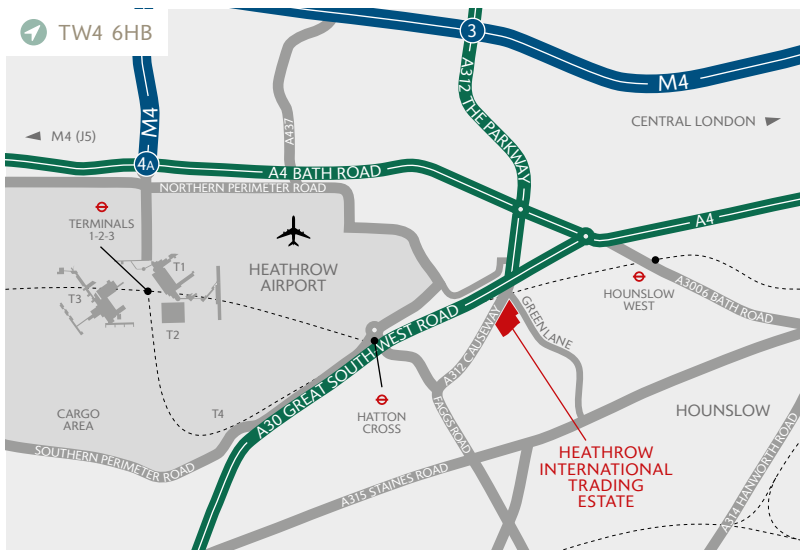
Source: Google maps

#### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, 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](http://SEGRO.com) for further information.



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