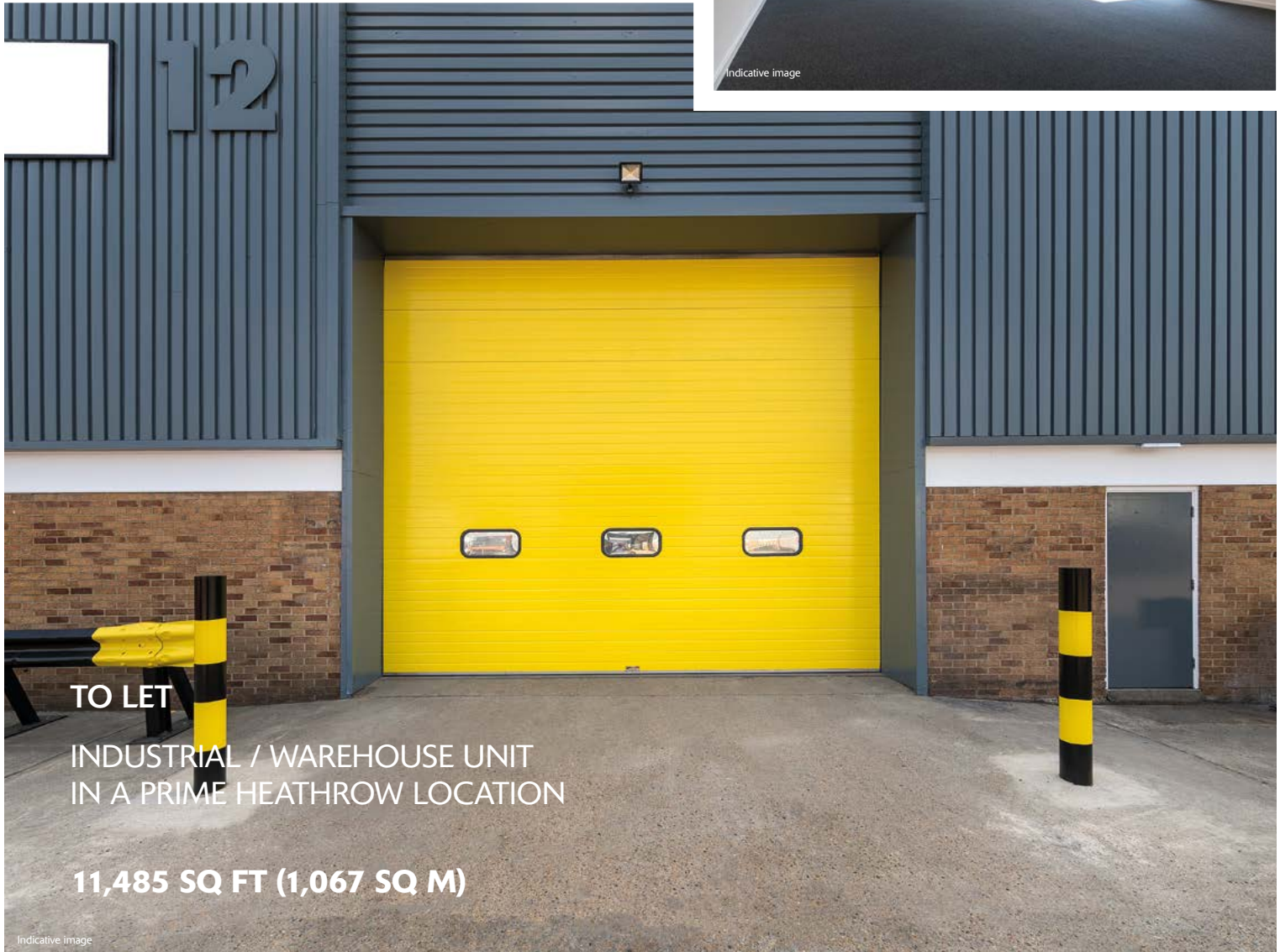


TO BE REFURBISHED
AVAILABLE Q3 – Q4 2022

UNIT 12

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, Allens Catering, Flights Hallmark, GAP and Mini Crane Hire Company

ACCOMMODATION

WAREHOUSE	10,180 sq ft
GROUND FLOOR OFFICE	1,305 sq ft
TOTAL	11,485 sq ft (1,067 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 to the eaves
- Male and female WCs
- 7 allocated parking spaces
- Fully fitted offices
- Ancillary offices
- EPC rating available upon request

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

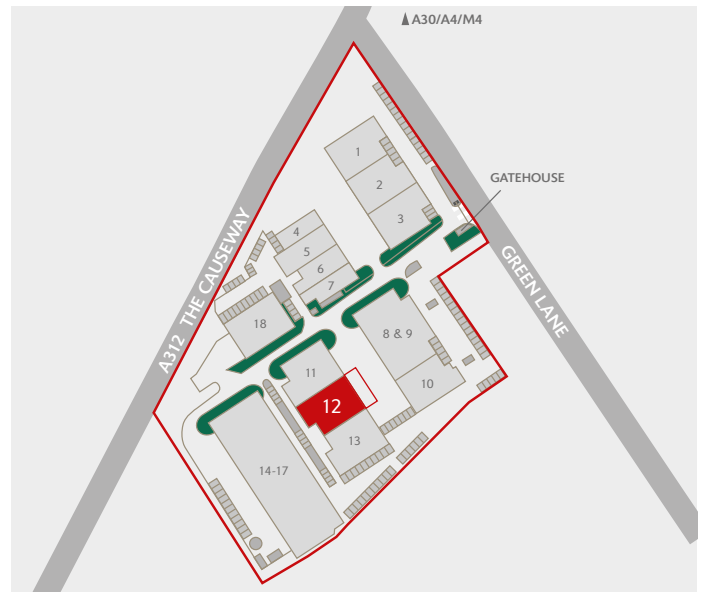
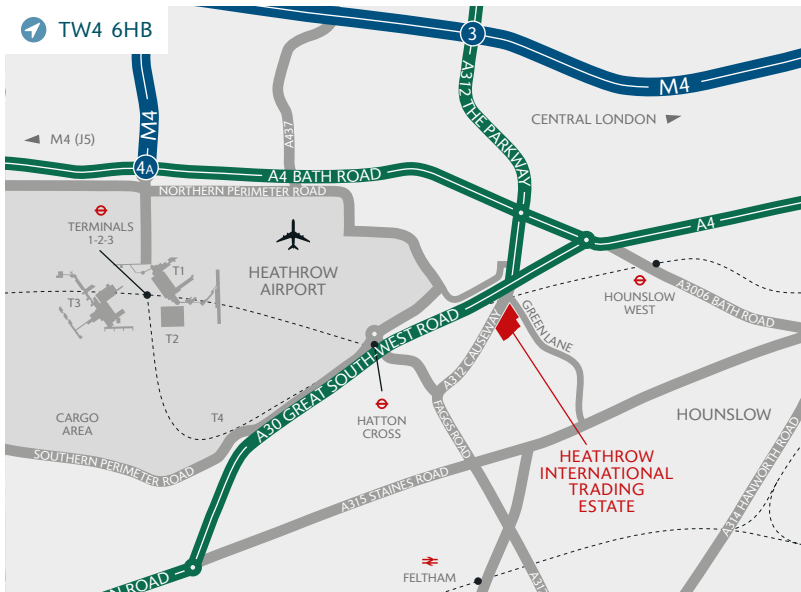
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 8.8 million square metres of space (95 million square feet) valued at £17.1 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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