

# NORTH FELTHAM TRADING ESTATE

## UNIT 641 RIVER GARDENS

### TO LET ADJACENT TO HEATHROW

Warehouse / industrial unit in  
a prime West London location

**5,412 SQ FT (503 SQ M)  
AVAILABLE Q2 2024**



Prominently positioned just 3.6 miles  
from Heathrow Cargo Terminal and  
13.5 miles from Central London



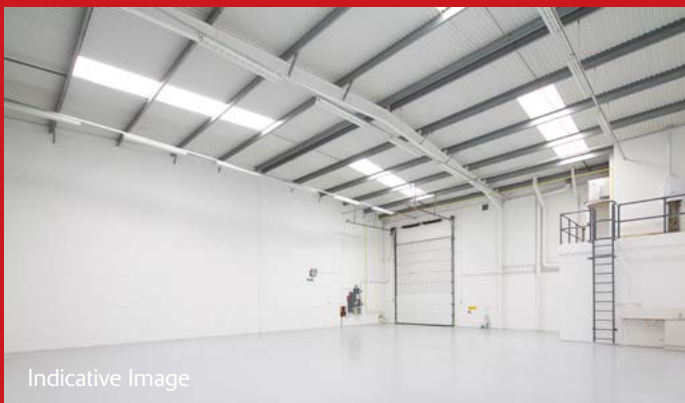
Fast access to Central London via  
direct links to the M3, M4 and M25



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

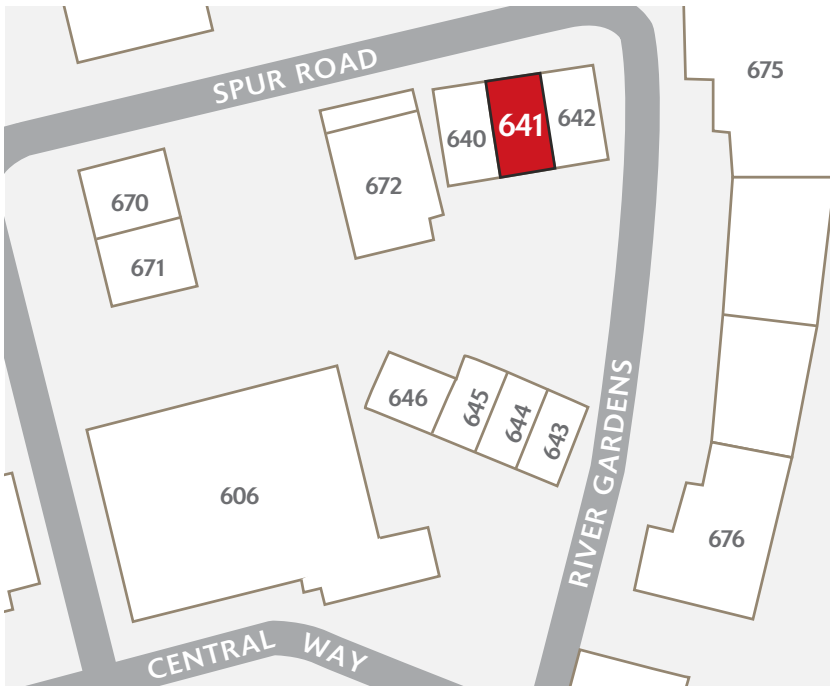


In the hands of a landlord  
with a reputation for outstanding  
customer service



Indicative Image





FOR MORE INFORMATION, PLEASE VISIT  
**SEGRO.COM/NFTE**

Or, alternatively, please contact the joint agents:



Bridget Outtrim  
020 3151 4284  
Natasha Ryan  
020 3369 1892



**DohertyBaines**

David O'Donovan  
020 3151 4342  
Tom Hill  
020 3369 1898



Frank De Souza  
020 3151 4381  
Simon Cressey  
020 3369 1901

## ACCOMMODATION

Warehouse	3,251 sq ft
Ground floor office	1,124 sq ft
First floor office	1,037 sq ft
<b>Total</b>	<b>5,412 sq ft</b> <b>(503 sq m)</b>

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

## SPECIFICATION

- Electrically operated loading door
- 5.7m eaves
- 10 car parking spaces
- EV charging
- 3-phase power
- 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	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 10.3 million square metres of space (110 million square feet) valued at £21.0 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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