

# NORTH FELTHAM TRADING ESTATE

## UNIT 678 RIVER GARDENS

**REFURBISHED  
AVAILABLE NOW  
ADJACENT TO HEATHROW**

Warehouse / industrial unit in  
a prime West London location

**5,640 SQ FT (524 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



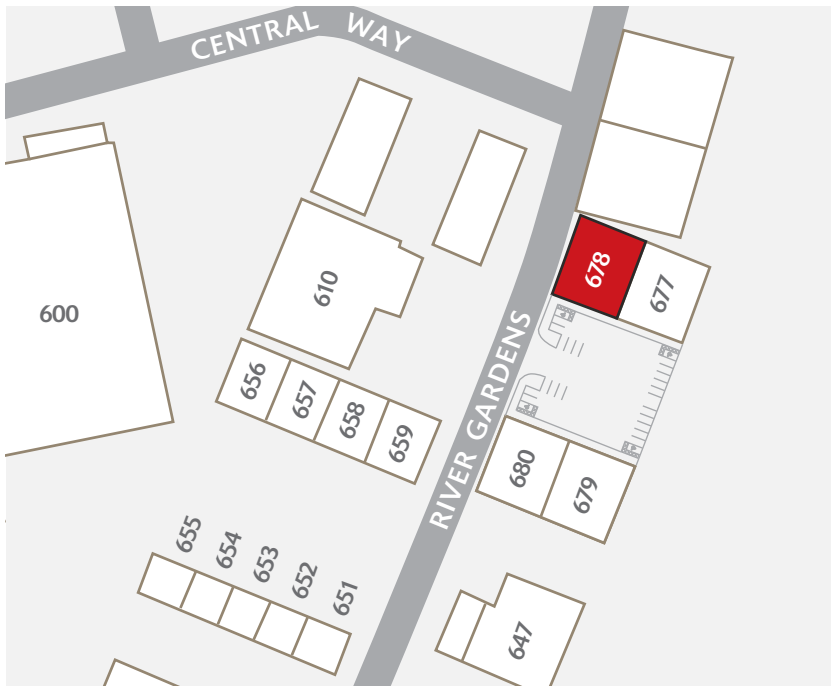
A highly diverse labour pool of over  
7 million people within an hour's drive



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



**VIEW UNIT 678  
VIRTUAL TOUR**



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	4,675 sq ft
First floor office	965 sq ft
<b>Total</b>	<b>5,640 sq ft</b> (524 sq m)

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

## SPECIFICATION

- Electrically operated loading door
- First floor offices
- 3-phase power
- Shared secure yard
- 24 Hour CCTV monitoring
- Kitchenette
- 6m clear height
- 6 car parking spaces
- Potential for Unit to be combined with Unit 677
- 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 for further information.

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