NORTH FELTHAM TRADING + ESTATE

UNITS 677 & 678 RIVER GARDENS

REFURBISHED AVAILABLE NOW ADJACENT TO HEATHROW

Warehouse / industrial unit in a prime West London location

11,275 SQ FT (1,048 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

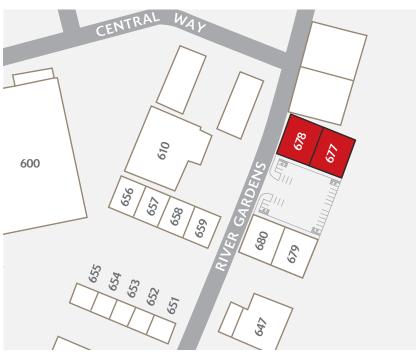


In the hands of a landlord with a reputation for outstanding customer service









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

Or, alternatively, please contact the joint agents:





DB 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	9,350 sq ft
First floor office	1,925 sq ft
Total	11,275 sq ft
	(1,048 sq m)

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

SPECIFICATION

- 2 electrically operated loading doors
- · First floor offices
- 3-phase power
- · Shared secure yard
- 24 hour CCTV monitoring
- Kitchenette
- 6m clear height
- 12 car parking spaces
- 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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