

AVAILABLE NOW



# UNIT 13

HEATHROW INTERNATIONAL  
TRADING ESTATE

HEATHROW TW4 6HB



**TO LET**

**WAREHOUSE UNIT  
WITH SECURE COMPOUND**

**11,529 SQ FT (1,071 SQ M)**

✓ 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 Office Depot, Allens Catering, Yamato Transport and Mini Crane Hire Company

✓ Potential for expansion and other space available on the estate

### ACCOMMODATION

WAREHOUSE	10,304 sq ft
OFFICE	1,225 sq ft
<b>TOTAL</b>	<b>11,529 sq ft (1,071 sq m)</b>
SECURE COMPOUND	9,278 sq ft (862 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 clear height rising to 8.3m at the apex
- Warehouse LED lighting
- 21 allocated parking spaces
- Secure compound for additional parking / storage
- Fully fitted offices
- EPC rating: C – 68

### VIRTUAL TOUR

▶ [SEGRO.com/13heathrowinternational](https://www.segro.com/13heathrowinternational)

### 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 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.



For more information, please contact the joint agents:

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