

FULLY REFURBISHED  
AND AVAILABLE NOW

# 673

## SPUR ROAD

NORTH FELTHAM TRADING ESTATE TW14 0SL



**TO LET**

FULLY REFURBISHED MODERN  
WAREHOUSE CLOSE TO HEATHROW

**38,738 SQ FT (3,599 SQ M)**

[SEGRO.com/heathrow](https://www.segro.com/heathrow)

**SEGRO**

# WELL-MANAGED AND POPULAR ESTATE JUST 30 MINUTES AWAY FROM CENTRAL LONDON



✓ Detached stand alone building with secure yard

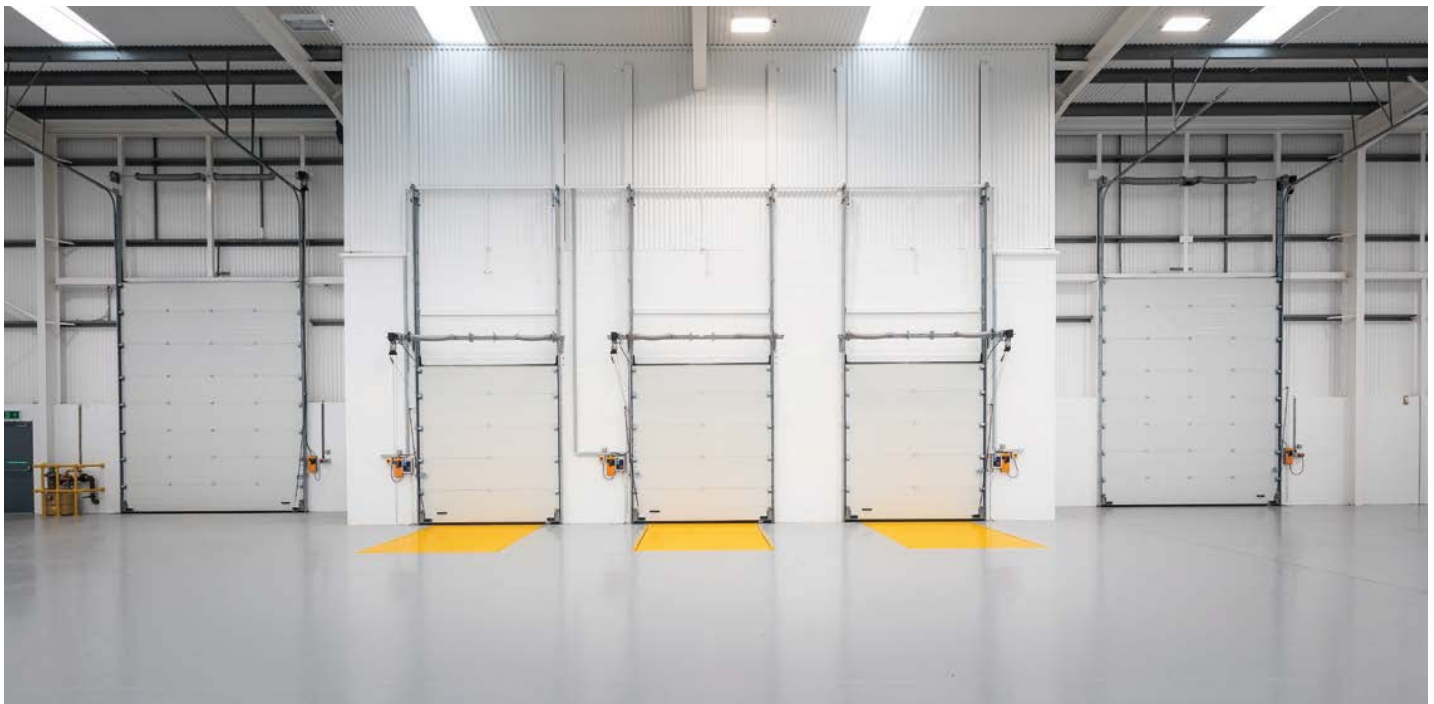
✓ Unrestricted 24/7 use

📍 3.6 miles from Heathrow Cargo Centre

👤 Easily accessed by a substantial labour pool

📍 Easy access to the M3, M4 and M25





## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	31,491	2,926
GROUND FLOOR OFFICE	3,244	301
FIRST FLOOR OFFICE	3,460	322
SECOND FLOOR PLANT	543	50
<b>TOTAL</b>	<b>38,738</b>	<b>3,599</b>

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

## SPECIFICATION

- Detached building
- 8m clear height to warehouse
- Secure yard
- 3x dock level and 2x surface level loading doors
- Fully fitted offices at ground and first floor
- 66 parking spaces and 2 disabled parking spaces
- Male & Female WCs
- EPC rating: A – 25

YOU WILL BE IN GOOD COMPANY WITH SEVERAL WELL-KNOWN OCCUPIERS ALREADY ESTABLISHED ON THE ESTATE



#### DISTANCES

HATTON CROSS UNDERGROUND STN.	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

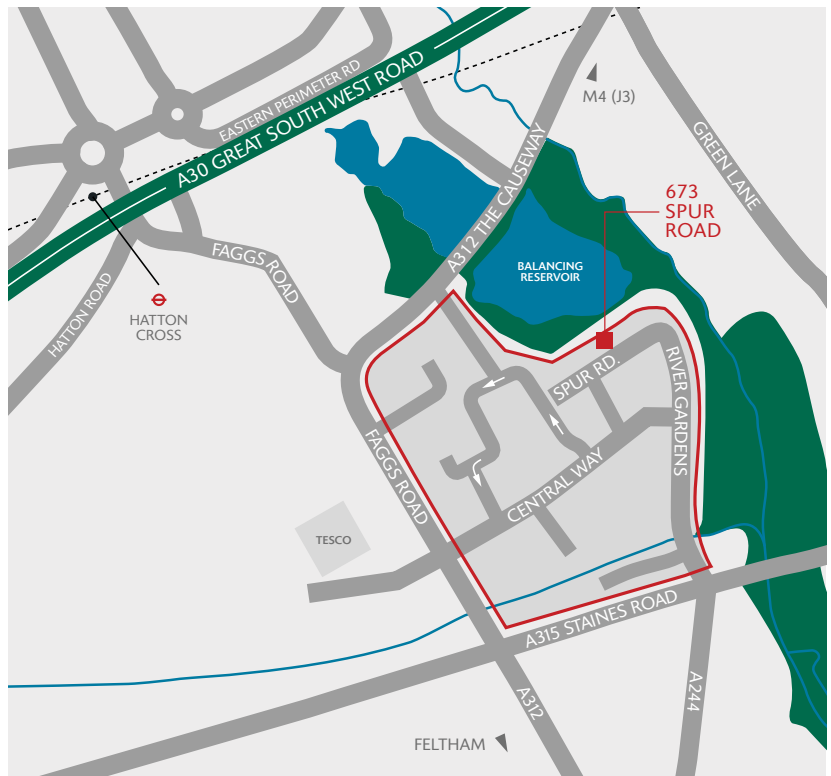
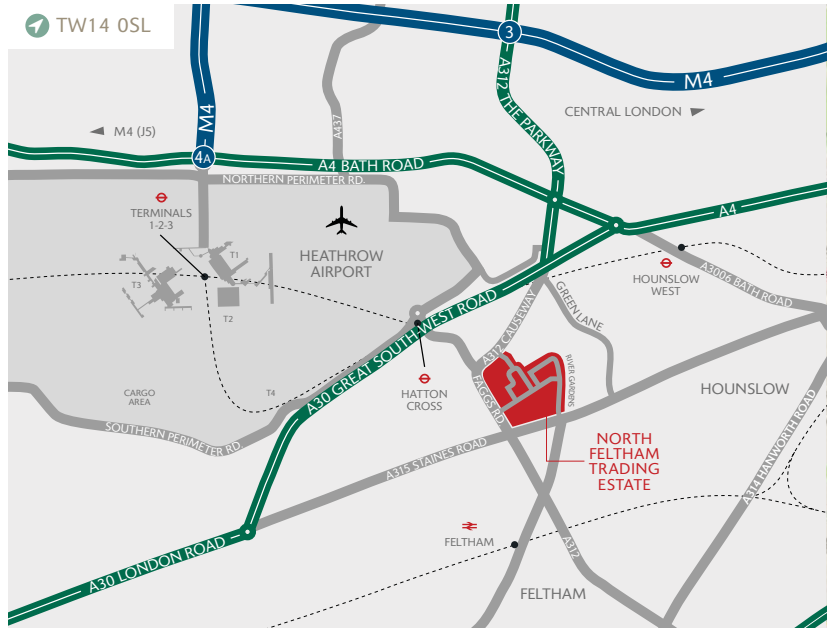
Source: Google maps

#### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 6.7 million square metres of space (72 million square feet) valued at over £9 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 nine other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.



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