

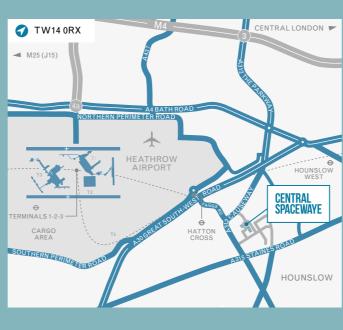
THE MOTORWAY

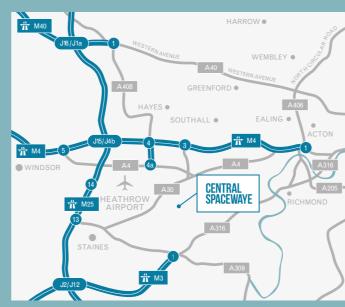
IN MINUTES

Located minutes from Heathrow Airport, Central Spacewaye benefits from easy access to the M4 and A40 with Central London only 15.7 miles away.

The M25 is also in close proximity, providing routes to the national motorway network and the M3 for links to the South West and beyon

Source: Google may





or more information, please contact the joint agents



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GRADE A

IN EVERY WAY

Introducing Central Spacewaye, a brand new development of 3 speculatively-built Grade A units from 19,192 - 36,116 sq ft, where just one unit remains (Unit C: 36,116 sq ft).

Located at the well-established North Feltham Trading Estate close to Heathrow Airport, Central Spacewaye is a prime location for logistics.



Unbeatable location - only 3.5 miles from Heathrow Cargo Terminal



Targeting BREEAM
'Excellent' and EPC rating A



Easily accessed by a multi-skilled labour pool via Hatton Cross and Hounslow West Underground Stations plus local bus routes



SEGRO is an established and trusted developer, with a proven track record for delivering top specification industrial products built for the long term



Grade A modern specification enables our customers to future-



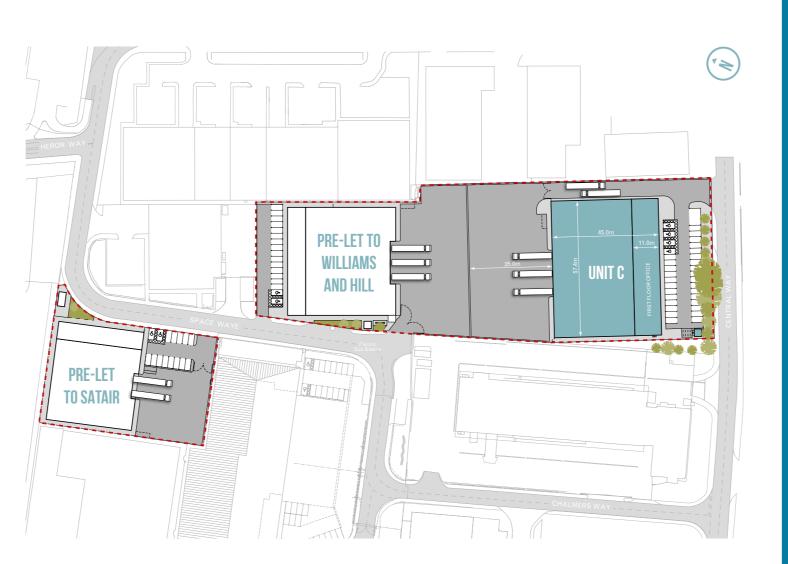
"90% of our customers rate SEGRO as 'Easy' or 'Very Easy' to work with."

Customer Satisfaction Survey Results 2015









ACCOMMODATION

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UNIT C	SQ FT	SQ M
Warehouse	27,869	2,589
First Floor Offices	6,778	630
Plant Room	1,469	137
Total	36,116	3,355

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

SPECIFICATION

WAREHOUSE & OFFICES

- Detached, self-contained building with secure yard
- 04
- 12m clear eaves h
- Fully-fitted
- 50kN/m² floor loading

SUSTAINABILITY

- Photovoltaic panels
- Targeting BREEAM
 'Excellent' and EPC rating

OCCUPIERS (Include)

- UPS
- FedE
- Bolloré Logistic
- Toll W

