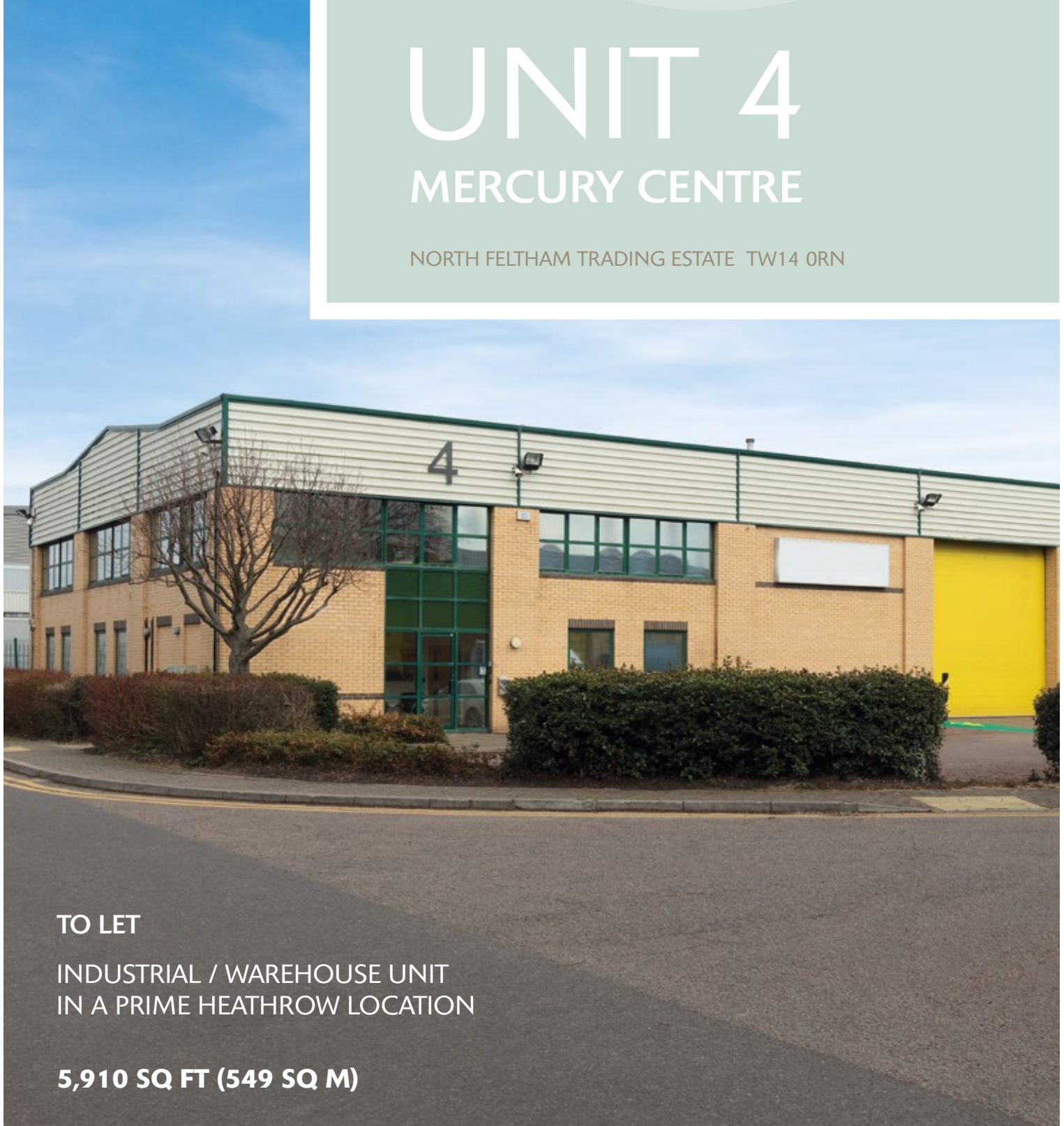


TO BE REFURBISHED
AVAILABLE Q1 2021

UNIT 4

MERCURY CENTRE

NORTH FELTHAM TRADING ESTATE TW14 0RN



TO LET

**INDUSTRIAL / WAREHOUSE UNIT
IN A PRIME HEATHROW LOCATION**

5,910 SQ FT (549 SQ M)



Well-managed and popular estate



Unrestricted 24/7 use



3.6 miles from Heathrow Cargo Centre



30 minutes from Central London and close to the M3, M4 and M25

ACCOMMODATION

GROUND FLOOR WAREHOUSE	5,015 sq ft
FIRST FLOOR OFFICE	895 sq ft
TOTAL	5,910 sq ft (549 sq m)

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

SPECIFICATION

- 1 up and over electronically operated loading door
- 6.1m to eaves
- 5.9m clear height
- LED lighting
- First floor office and separate kitchenette
- WCs
- 18 car parking spaces
- Dedicated loading
- EPC rating: C - 52

DISTANCES

HATTON CROSS UNDERGROUND ST	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

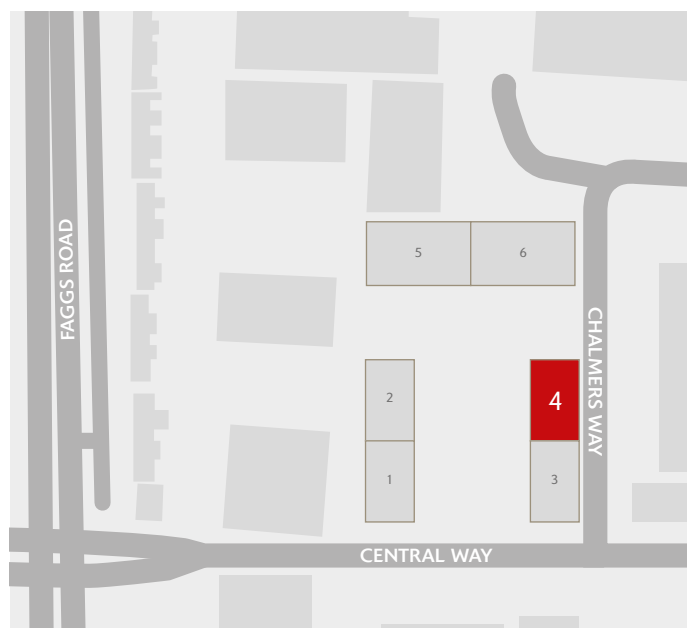
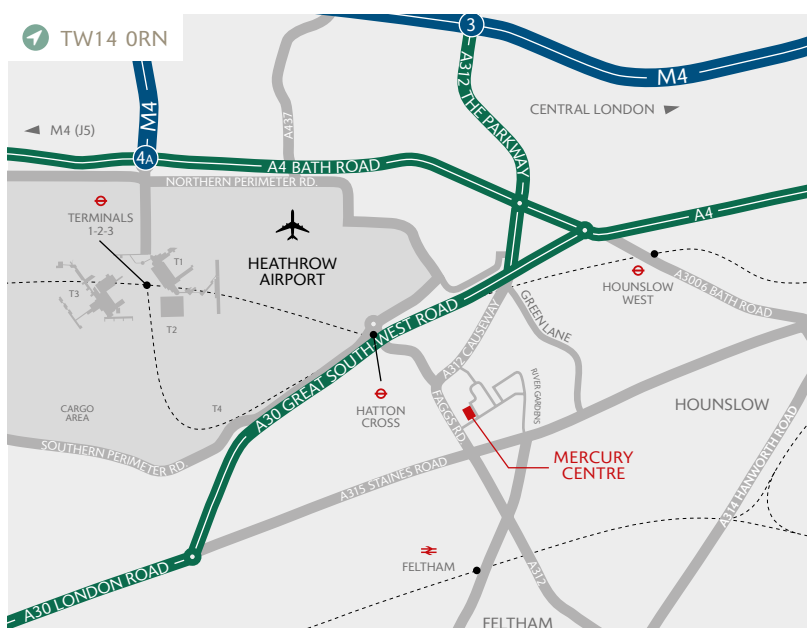
Source: Google maps

ABOUT SEGRO

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

It owns or manages 8.1 million square metres of space (88 million square feet) valued at £13.3 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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