

UNIT 27
CENTRAL
WAY

NORTH FELTHAM
TRADING ESTATE
TW14 0RX

BRAND NEW

WAREHOUSE / INDUSTRIAL UNIT
36,116 SQ FT (3,355 SQ M)

AVAILABLE TO LET NOW

027

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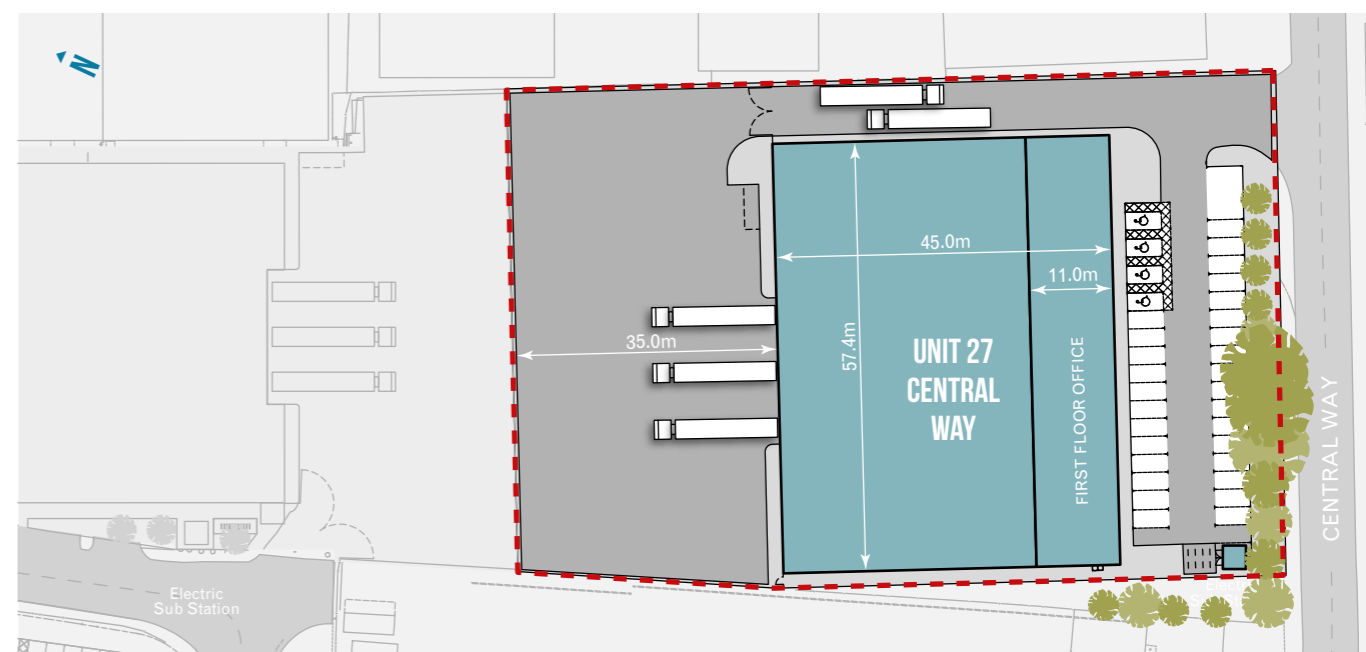


BRAND NEW AND UNRIVALLED

Introducing Unit 27 Central Way, a brand new, high quality, modern warehouse unit fronting Central Way.

Part of the well-established North Feltham Trading Estate, Unit 27 Central Way is situated just 3.5 miles away from Heathrow Cargo Terminal.

The site has easy access to a multi-skilled labour pool with transport provided via Hatton Cross and Hounslow West Underground Stations and local bus routes.



Local Occupiers

- Kuehne + Nagel
- FedEx
- UPS
- Uniserve
- Satair
- Williams & Hill

Accommodation

Unit 27 Central Way	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

- BREEM 'Excellent' and EPC rating A
- Grade A modern specification
- Detached, self-contained building with secure yard
- 35m yard depth
- 12m clear eaves height
- 50kN/m2 floor loading
- 3 level access loading doors
- Ample HGV parking spaces
- 31 car parking spaces
- Fully-fitted first floor
- Photovoltaic panels

SUPERIOR CONNECTIVITY

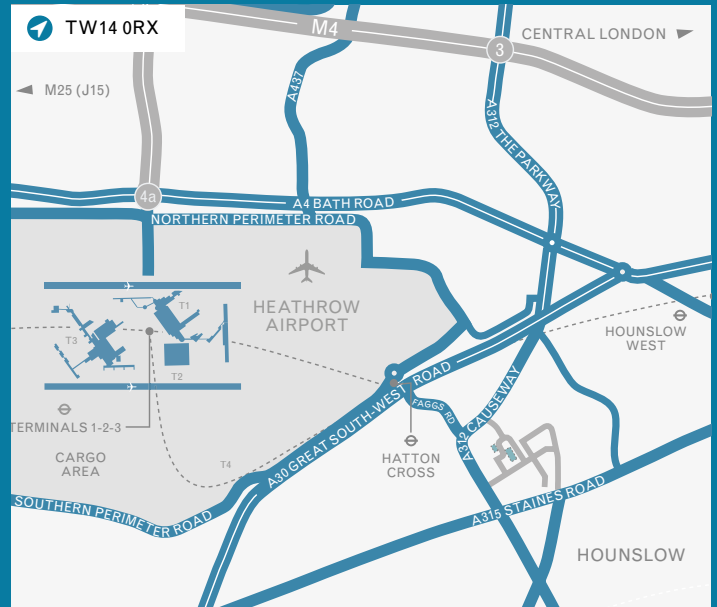
Located minutes from Heathrow Airport, Unit 27 CentralWay benefits from easy access to the M4 and A40 with Central London only 15.7 miles away.

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

Driving Distances

	miles	mins
Hatton Cross Underground Station	1.2	6
Hounslow West Station	2.3	9
Heathrow T4	2.4	7
M4 (Junction 3)	2.9	9
Heathrow Cargo Terminal	3.5	10
M3 (Junction 1)	3.7	9
Heathrow T1,2,3	4.3	12
Heathrow T5	5.5	13
M25 (Junction 14)	5.6	13
A40	6.9	16
Central London	15.7	39

Source: Google maps



For more information, please contact the joint agents:



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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 for further information.

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