

**NORTH
FELTHAM
TRADING
ESTATE**

A diverse and highly sought-after **West London**
industrial estate with unrivalled connectivity
to Central London & Heathrow

**NOW YOU'RE
THINKING**

NORTH FELTHAM TRADING ESTATE

Welcome to North Feltham Trading Estate: one of the largest and most established estates within the SEGRO West London portfolio and home to some of the largest companies in the industry.

Offering flexible and high quality industrial / warehouse units from 4,000 to 20,000 sq ft in one of the most in demand of destinations.

So if you're thinking about finding the perfect base for your business – one that ticks all of your boxes, then look no further.

NOW YOU'RE MOVING
NOW YOU'RE DELIVERING
NOW YOU'RE GROWING
NOW YOU'RE THINKING



Prominently positioned just 3 miles from Heathrow Cargo Terminal and 16 miles from Central London



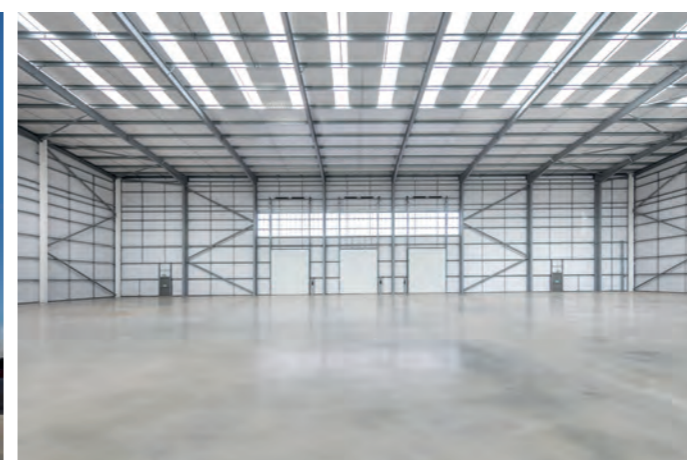
Fast access to Central London via direct links to the M3, M4 and M25



A highly diverse labour pool of over 7 million people within an hour's drive



In the hands of a landlord with a reputation for outstanding customer service



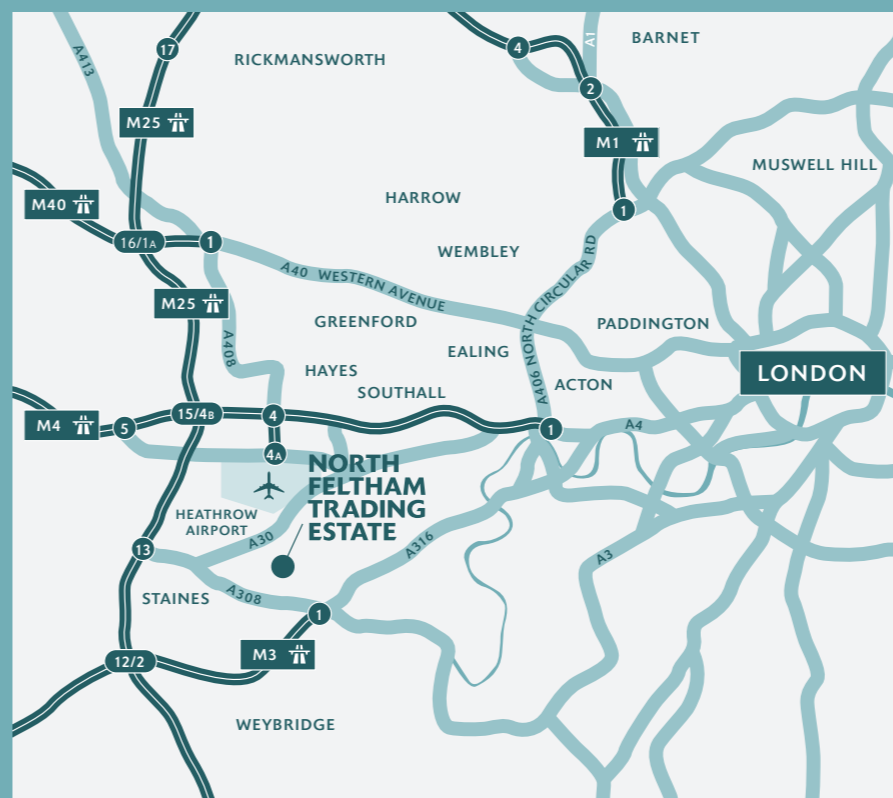


A SOUGHT-AFTER LOCATION WITH UNRIVALLED CONNECTIVITY

North Feltham Trading Estate presents a unique opportunity for businesses to locate to an incredibly well-connected estate, providing quick and easy access to Heathrow, West London, Central London and beyond.

With Heathrow Airport and the Cargo Terminal on the estate's doorstep, North Feltham Trading Estate provides both local and global access for diverse business operations.

The M3, M4 and M25 are all within easy reach, providing direct links to Central London. Feltham Mainline railway station is just 1 mile away, offering a frequent service to London Waterloo, whilst Hatton Cross tube station (Piccadilly Line) is also just 1.5 miles away.



Hatton Cross Underground Station	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
Central London	16.0 miles

Source: Google maps



Feltham to Waterloo	26 mins
Hatton Cross to Paddington	30 mins

Source: Google maps



North Feltham Trading Estate is home to key players in the industry and offers a diverse customer base:



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 £15.3 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.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

See SEGRO.com for further information.

For more information, please contact the joint agents:



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