

AVAILABLE Q4 2025



# UNIT 3

## AURIOL DRIVE

GREENFORD UB6 0AZ

📍 [///QUEST.FORMS.STEPS](https://www.questforms.steps.com)



**TO BE EXTENSIVELY REFURBISHED**

**LARGE POWER ALLOCATION SECURED (700 KVA)**

INDUSTRIAL WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON

**27,481 SQ FT (2,553 SQ M)**



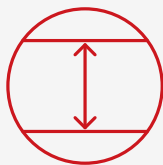
SPECIFICATION



To be extensively  
refurbished



700 kVA



8.6m  
clear height



3 level access  
shutter doors



Up to 60 car  
parking spaces



Up to 30m  
yard depth



New heat pump  
/ AC system



Solar PV panels



EV charging  
bays



3-phase  
electricity supply



LED lighting to  
warehouse and offices



Targeting  
EPC A+



Indicative Image

ACCOMMODATION

WAREHOUSE	22,144 sq ft
GROUND FLOOR ANCILLARY	1,459 sq ft
FIRST FLOOR ANCILLARY	3,878 sq ft
TOTAL	27,481 sq ft (2,553 sq m)

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



Indicative Image



Indicative Image







Indicative Image



Indicative Image



-  **Excellent access** onto Western Avenue (A40), providing direct links to Central London and the national motorway network
-  **Easily accessible** environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance
-  **Established estate** with well-known occupiers including DHL, Tesco, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's
-  **Secure estate** with 24-hour on-site security, CCTV and gatehouse

## DISTANCES

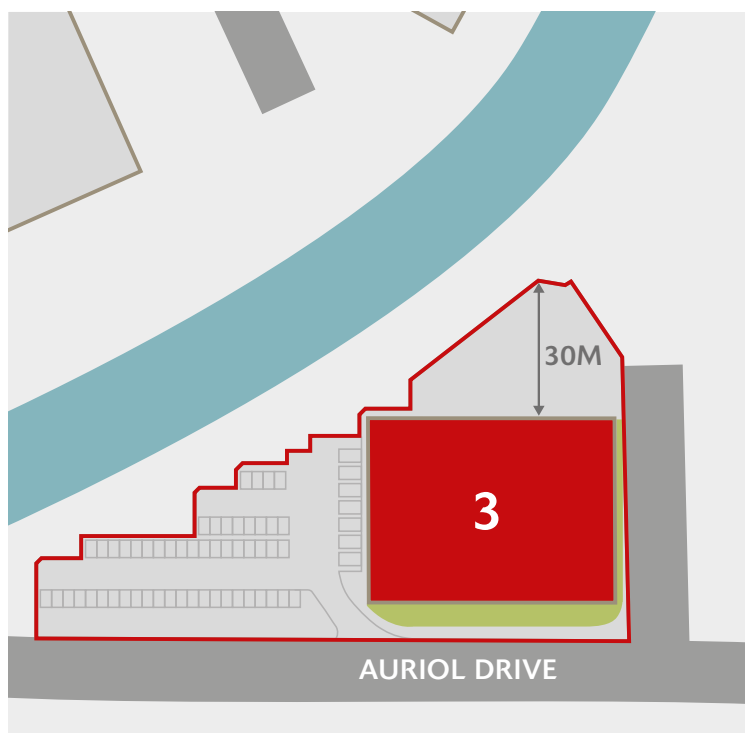
A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION 	0.4 miles
SUDBURY HILL STATION 	1.2 miles
NORTHOLT STATION 	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

Source: Google maps

## 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 10.4 million square metres of space (112 million square feet) valued at £20.7 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.

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FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKGREENFORD](http://SEGRO.COM/PARKGREENFORD)**

Or, alternatively, please contact the joint agents:



James Miller  
020 3151 3528  
Katy Kenealy  
020 3369 0582



Will Fennell  
020 3369 0784  
Niamh Bell  
020 3369 0831  
Luca Nardini  
020 3151 3554



Patrick Rosso  
01895 770240  
YC Lau  
01895 770084  
Stan Gibson  
01895 770086

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