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UNIT 35

SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ

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TO BE REFURBISHED

WAREHOUSE / INDUSTRIAL UNIT

2,641 SQ FT (245 SQ M)

- ✓ **Firmly established** and highly sought after estate
- ✓ **24-hour on-site security**, gated access and CCTV
- 📍 **Direct access to the A40** (Western Avenue), providing easy access to Central London and the national motorway network
- 📍 **Easily accessible** using Greenford Underground (Central line) and National Rail Station
- ★ **SEGRO Park Greenford Central** is home to established occupiers:



ACCOMMODATION

WAREHOUSE	1,747 sq ft
GROUND FLOOR OFFICE	256 sq ft
FIRST FLOOR OFFICE	637 sq ft
TOTAL	2,641 sq ft (245 sq m)

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

SPECIFICATION

- To be refurbished
- 6.50m clear internal height
- First and ground floor offices
- 1 loading door
- 3-phase power
- EV charging points available
- EPC B32

DISTANCES

A40	0.2 miles
GREENFORD 🚶 🚲	0.8 miles
M4 (J3)	7.1 miles
M1 (J1)	7.6 miles
M40 (J1)	8.0 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 miles

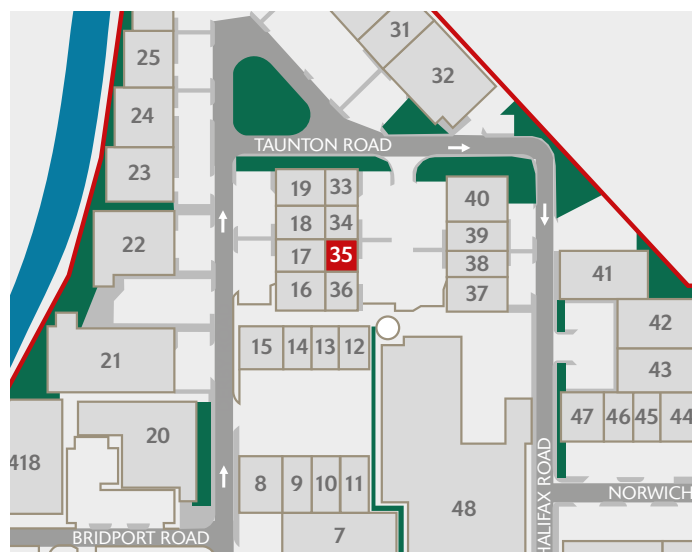
Source: Google maps

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.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKGREENFORDCENTRAL

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