

SEGRO METROPOLITAN PARK

UB6 8UJ

PRE-LET OPPORTUNITY

Over 250,000 sq ft of modern industrial space in the heart of Greenford

[SEGRO.com/metropolitanpark](https://www.segro.com/metropolitanpark)

SEGRO





Contents

THE LARGEST INDUSTRIAL OPPORTUNITY IN GREENFORD

Industrial opportunities like this don't open up in West London very often.

Spanning 13 acres, SEGRO Metropolitan Park will offer over 250,000 sq ft of Grade A+ warehouse space in one of our most well-established industrial estates.

Split across two plots, both are stacked with state-of-the-art sustainable features, uplifting landscaped surroundings, and rapid routes into central London and beyond.

Now is the time to act to secure a new facility bespoke to your needs.

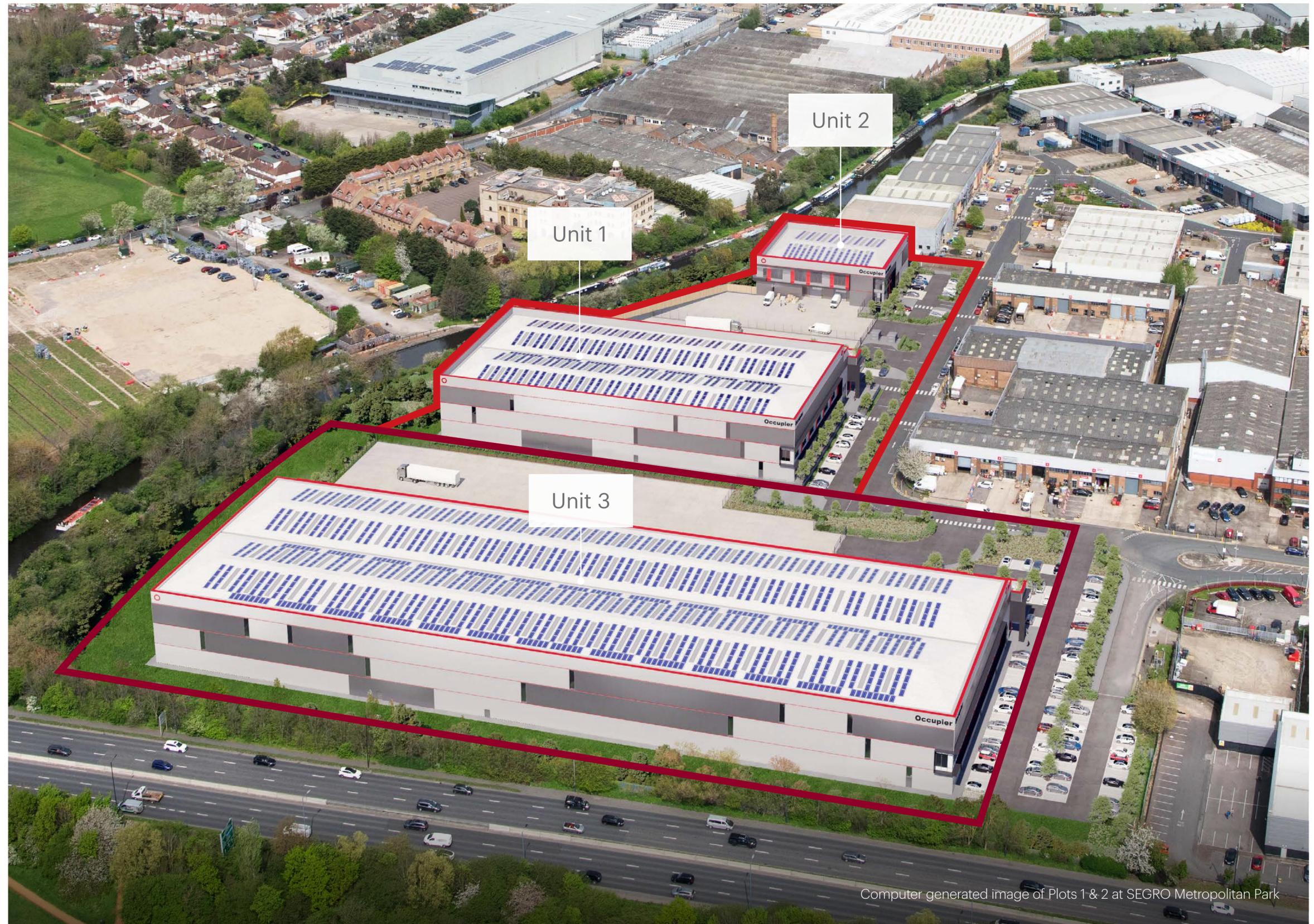


TAILORED FOR NEW DEMAND

The redevelopment of **SEGRO Metropolitan Park** will be delivered in two plots.

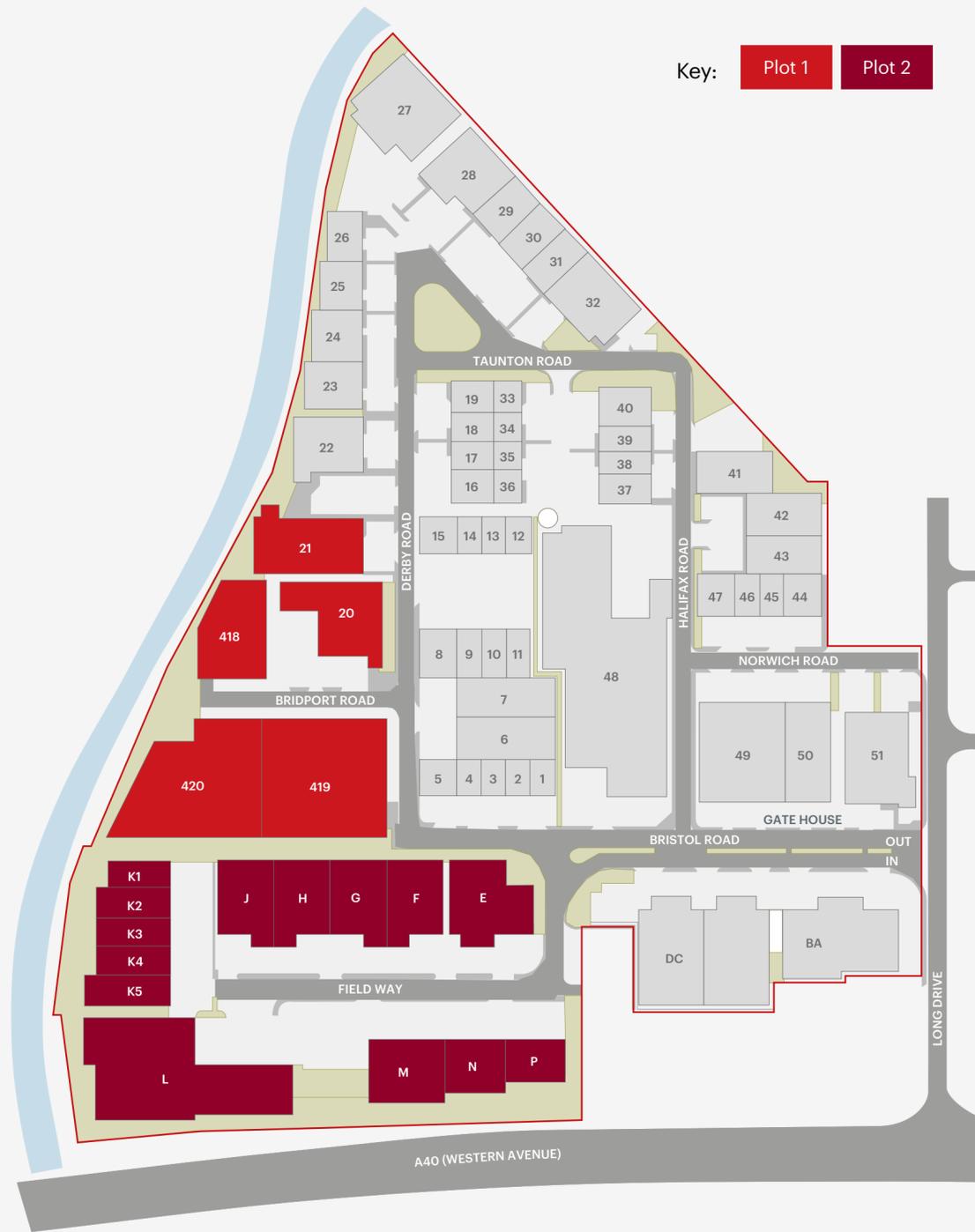
Plot 1 (Units 1 & 2): Detailed planning consent granted with development due to start on site June 2026.

Plot 2 (Unit 3): Outline planning application submitted Q3 2025.



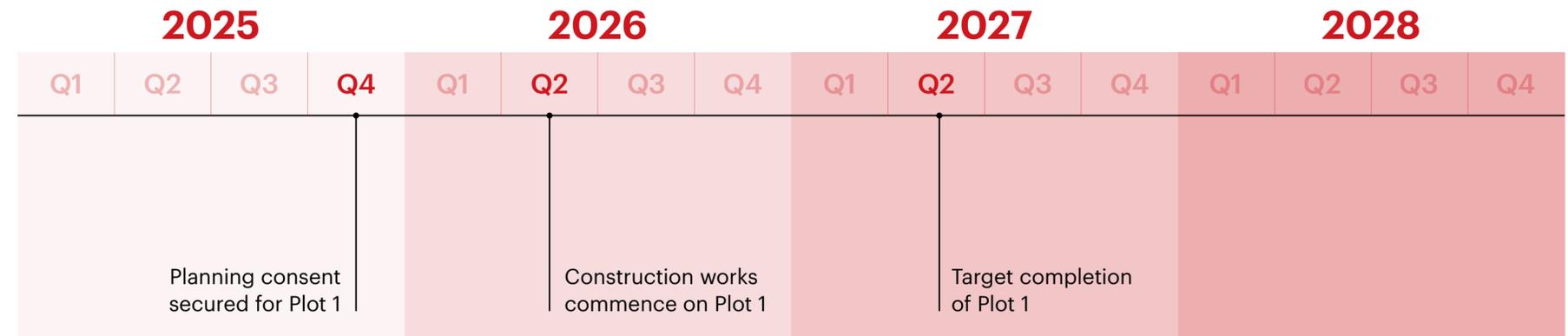
Computer generated image of Plots 1 & 2 at SEGRO Metropolitan Park

Existing site plan of SEGRO Metropolitan Park

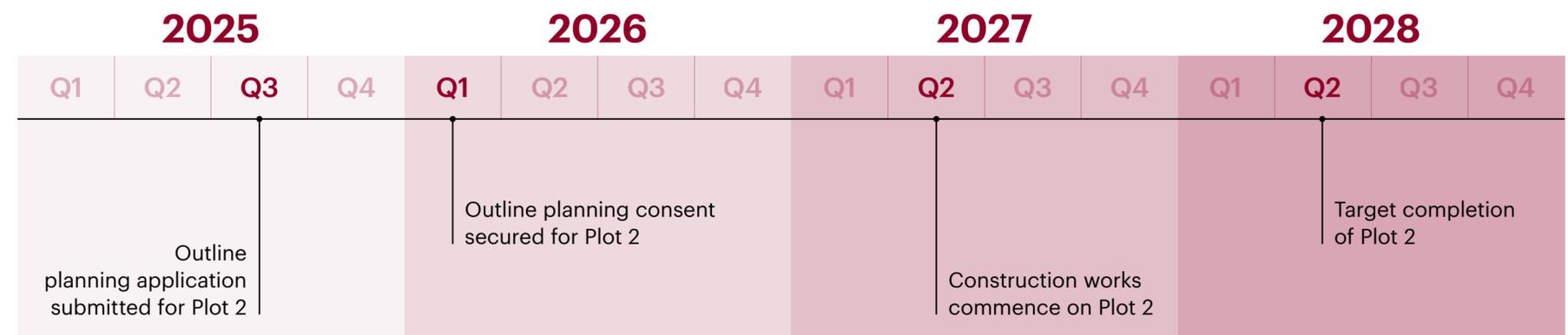


Development Programme

Plot 1



Plot 2



PLOT 1

UNIT 1

82,043 sq ft (7,621 sq m)

Optimised for ultimate efficiency, the building benefits from from up to 40m yard depth, 15m haunch height, 3 level access loading doors, 5 dock levellers, and 27 parking spaces.



PLOT 1

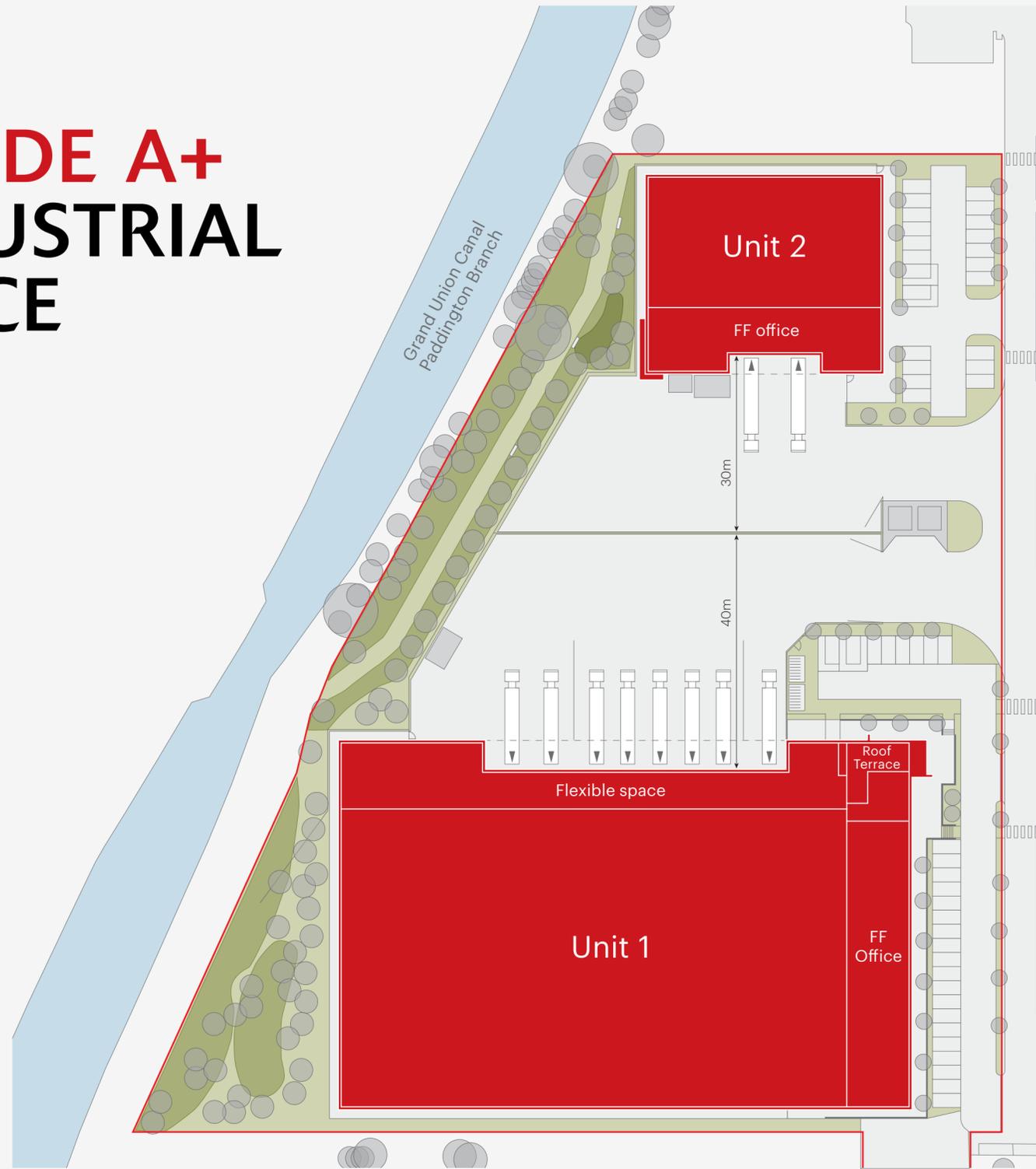
UNIT 2

19,031 sq ft (1,768 sq m)

Get the absolute most from every working day with up to 30m yard depth, 10m haunch height, 2 level access loading doors, and 22 parking spaces. It's high-end space, designed for efficiency.



GRADE A+ INDUSTRIAL SPACE



Accommodation

Unit 1	sq ft	sq m	Unit 2	sq ft	sq m
Unit	62,829	5,837	Unit	14,219	1,321
FF Offices	7,635	700	FF Offices	4,812	447
Flexible Space	10,904	1,013	Sub Total	19,031	1,768
Second Floor	775	72			
Sub Total	82,043	7,622	Grand Total (Units 1 & 2)	101,074	9,390

- 10-15m haunch height
- Targeting BREEAM 'Excellent'
- 1MVA power available
- 30-40m yard depth
- Roof Terrace (Unit 1) and External Balcony (Unit 2)
- Photovoltaic panels
- Targeting EPC A+
- Fully fitted first floor offices
- Net-zero operational carbon
- Electric vehicle charging
- 24-hour security

UNIT 3

160,000 sq ft - 200,000 sq ft +

With outline planning consent set to be submitted in Q3 2025, get ready for a minimum of 160,000 sq ft of bright, modern industrial logistics space.

Located with direct prominence onto the A40, this part of the estate has the potential to accommodate either a single storey or multi-storey development.

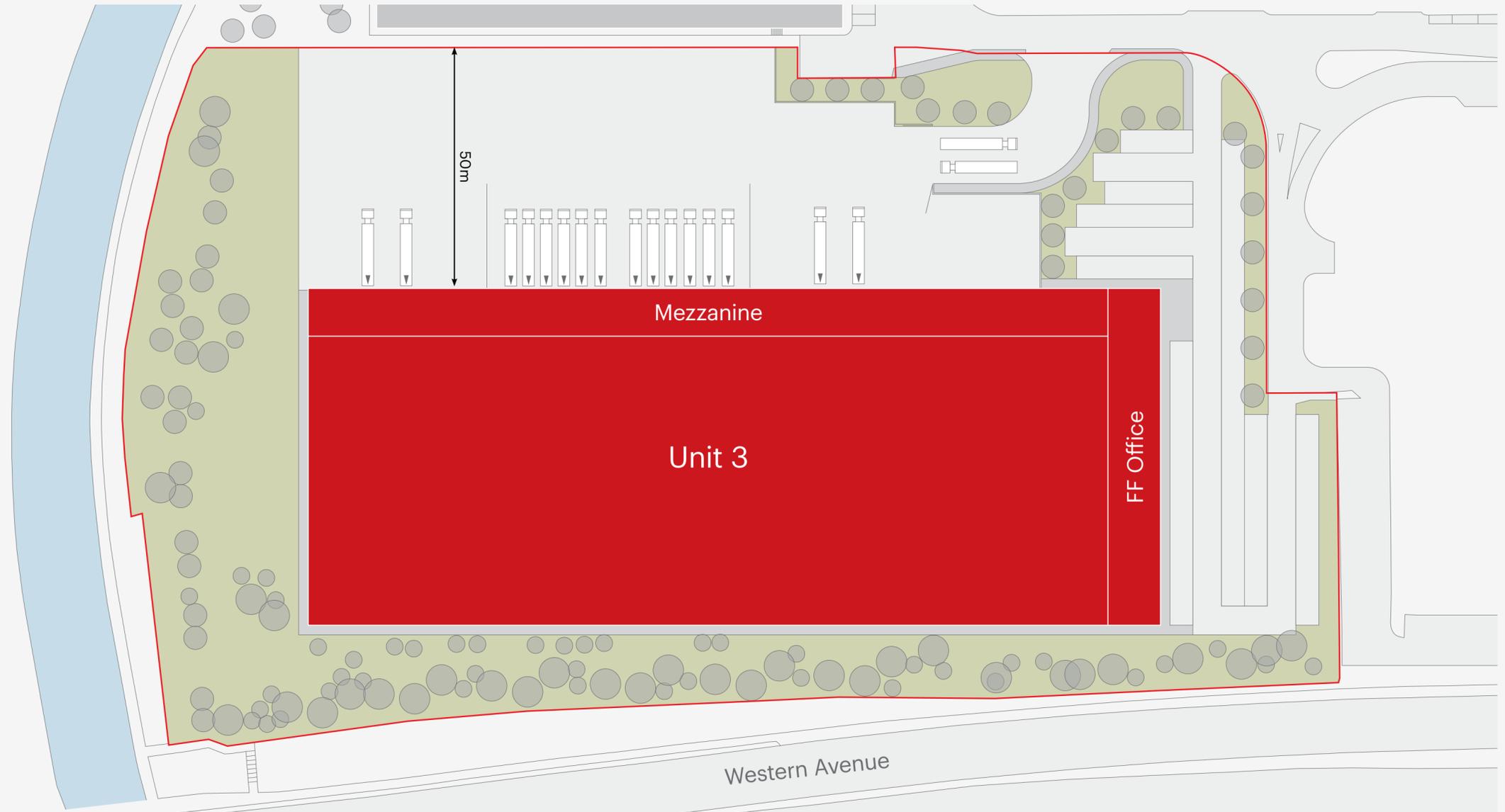
Working with SEGRO through a detailed application presents a rare opportunity to create a building that will suit your every need.

Unit 3 is all set to be a market-leading distribution and logistics space offering up to 50m yard depth, up to 24.5m haunch height, 4 level access doors and 12 dock levellers.

DESIGNED FOR BIG AMBITIONS

Accommodation

Unit 3	sq ft	sq m
Unit	135,174	12,558
FF Offices	8,138	756
Mezzanine	17,857	1,659
Total	161,169	14,973



Up to 24.5m haunch height



12 dock levellers



Up to 4MVA power available*



Photovoltaic panels



Targeting BREEAM 'Excellent'



Targeting EPC A+



Up to 50m yard depth



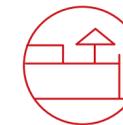
Electric vehicle charging



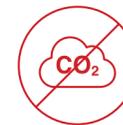
4 level access loading doors



Fully fitted first floor offices



Roof Terrace and External Balcony



Net-zero operational carbon

AERIAL VIEW

A40

M25

Unit 3

Unit 1

CENTRAL LONDON

Unit 2

GREENFORD STATION



ALL KINDS OF CONNECTIONS

Perfectly placed for speed and connectivity, SEGRO Metropolitan Park puts you within an hour of over 12 million people – with direct access to the A40 and quick links to central London and beyond.

The unrivalled connections aren't just for customers either. With a new public walkway due to be constructed, your people will be able to stroll over from Northolt station in a matter of minutes.

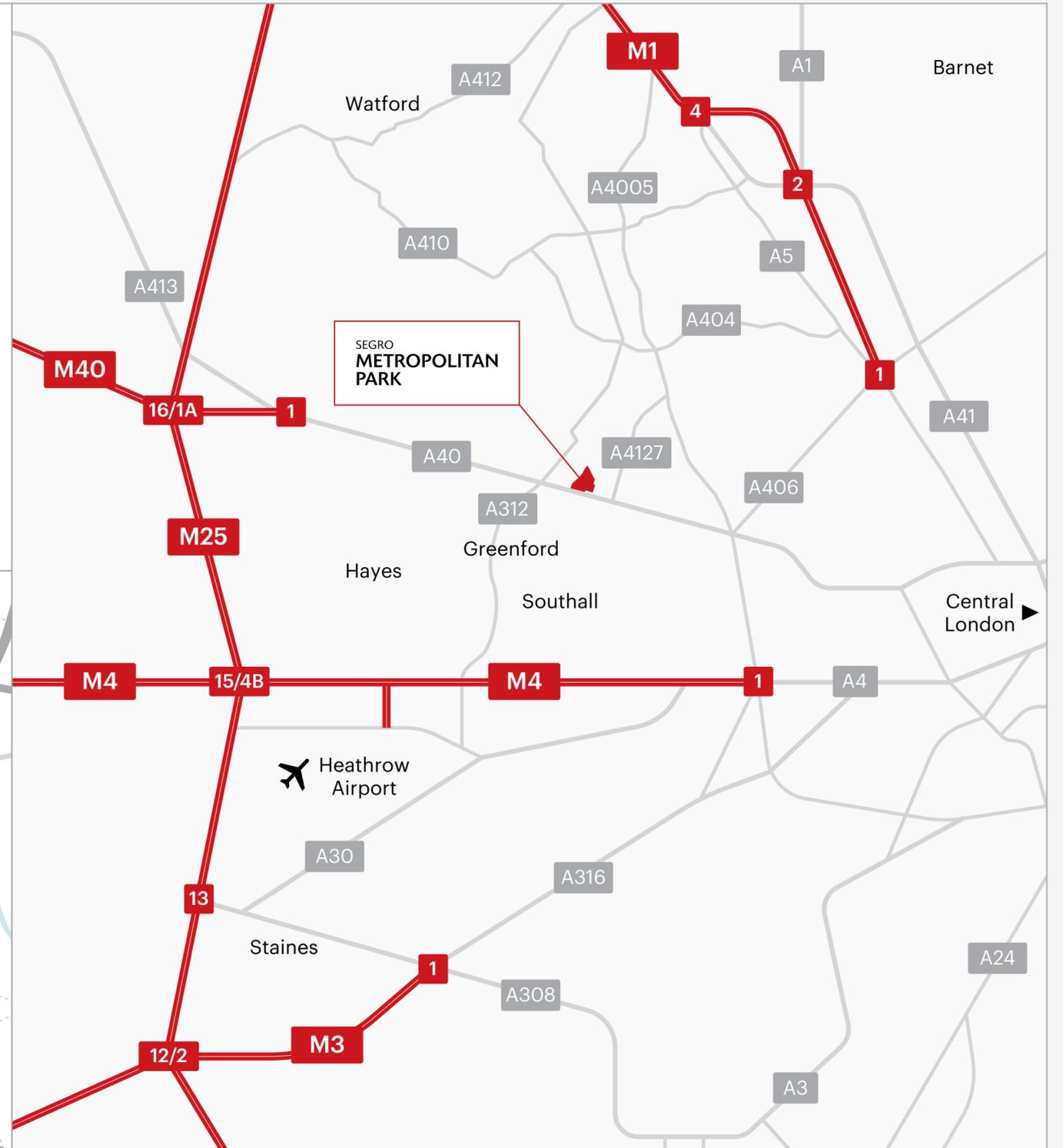
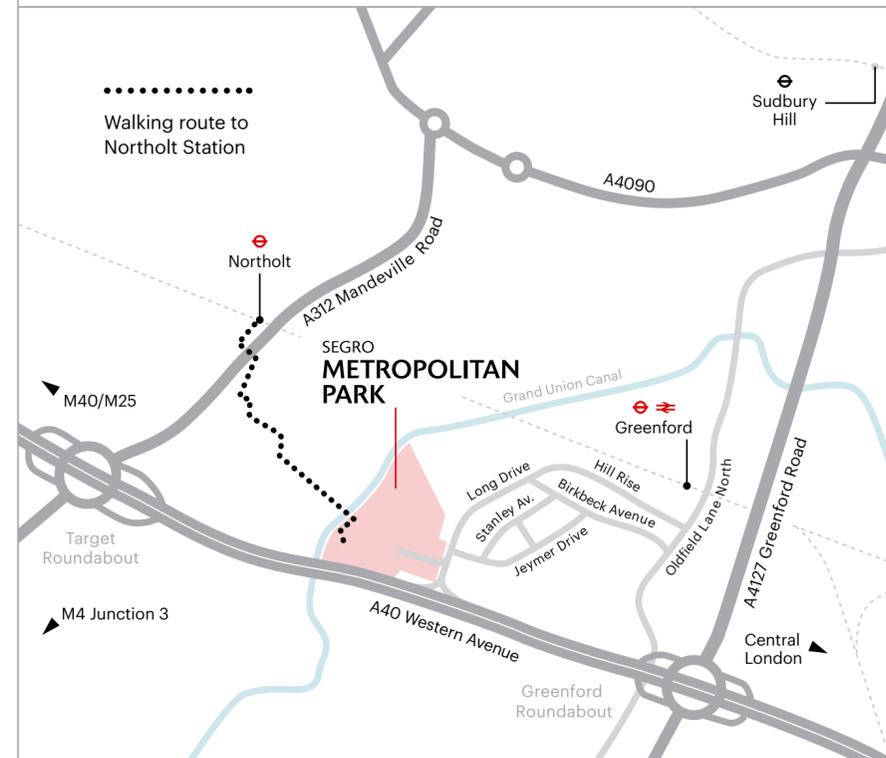
-  Walking distance to Northolt Station: 12 mins
-  12.7 million consumers within a 1 hour radius
-  20 minute drive to Heathrow Airport

Source: Google Maps and Snappen

Driving Distances

A40	0.2 Miles
Greenford 	0.8 Miles
Northolt 	2.9 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



LOCATION

FEEL-GOOD SURROUNDINGS

An energised workforce is a more productive workforce. Give your people an environment they can thrive in with leisurely, canal-side commutes, local cycle and walking trails, landscaped grounds, and easy access to shops, cafés and amenities.

Improved bridge access.
12-minute walk to Northolt station.

Computer generated image of Plot 1, showing canalside pedestrian / cycle access

New canalside foot & cycle path

TAKING ACTION TOGETHER

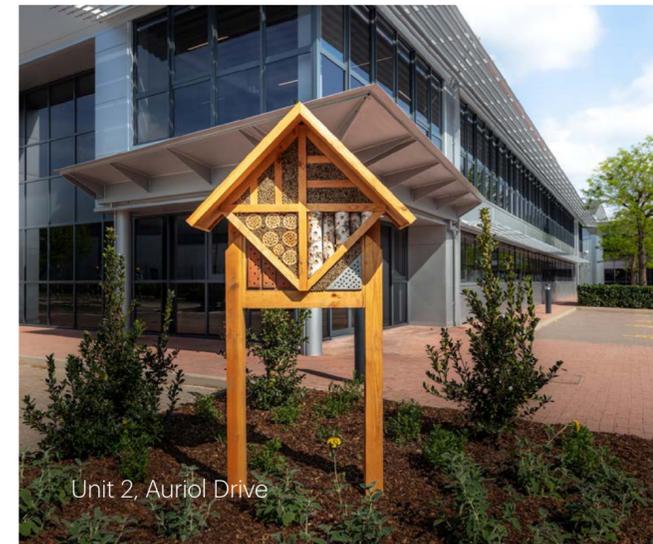
Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

To find out more about SEGRO's net-zero ambitions, please visit: [SEGRO.com/responsible-SEGRO/carbon](https://www.segro.com/responsible-segro/carbon)





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. We own or manage 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. Our 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](https://www.segro.com) for further information.

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