



### AVAILABLE

# UNIT K5 SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ

# TO BE REFURBISHED (LIGHT REFURBISHMENT).

К5

WAREHOUSE / INDUSTRIAL UNIT FOR TRADE COUNTER COMPANIES

7,480 SQ FT (695 SQ M)



- Firmly established and highly sought after estate 24-hour on-site security, gated access and CCTV
- Oirect 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 trade occupiers:

**PLUMB** 

CENTER





**Hire Station** 

#### ACCOMMODATION

WAREHOUSE	5,984 sq ft
ANCIILARY & OFFICE	1,495 sq ft
TOTAL	7,480 sq ft (695 sq m)

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

#### DESCRIPTION

Unit K5 is an end of terrace, industrial warehouse property incorporating office accommodation, toilet and kitchen facilities and an external forecourt.

PIPE

eurocell

All together better

**CENTER** 

#### **SPECIFICATION**

- c.5.6m clear eaves height
- 3-phase power
- EPC rating: C 56
- 1 level access loading door
- 8 car parking spaces



0.2 miles
0.8 miles
7.1 miles
7.6 miles
8.0 miles
9.4 miles
12.3 miles

Source: Google maps

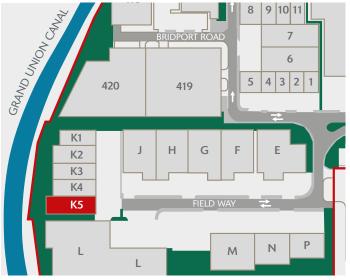
#### **ABOUT SEGRO**

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 9.7 million square metres of space (104 million square feet) valued at £23.8 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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