

AVAILABLE NOW  
REFURBISHED



# UNIT 44

## SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ  
📍 ///FETCH.STREAM.SQUAD



AVAILABLE NOW  
WAREHOUSE / INDUSTRIAL UNIT  
**4,850 SQ FT (451 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 Metropolitan Park** is home to established occupiers:



## ACCOMMODATION

|                        |                                  |
|------------------------|----------------------------------|
| WAREHOUSE              | 3,323 sq ft                      |
| GROUND FLOOR ANCILLARY | 774 sq ft                        |
| FIRST FLOOR ANCILLARY  | 753 sq ft                        |
| <b>TOTAL</b>           | <b>4,850 sq ft</b><br>(451 sq m) |

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

## SPECIFICATION

- Refurbished
- 6.40m eaves height
- 1 level access loading door
- Designated parking
- 3-phase power
- EPC available upon request

## 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 |

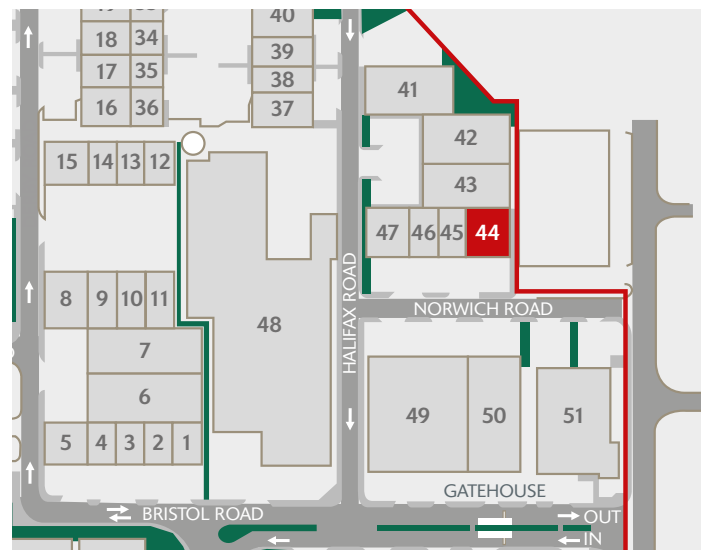
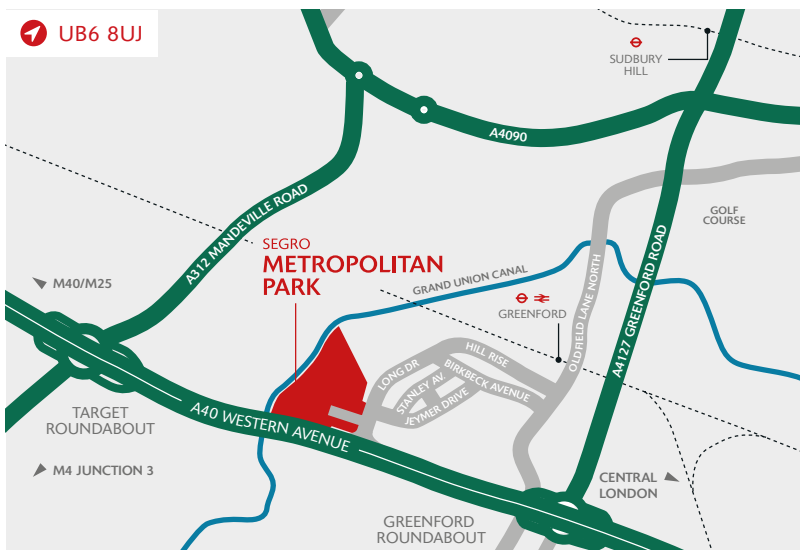
Source: Google maps

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](http://SEGRO.com)



FOR MORE INFORMATION, PLEASE VISIT  
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