

AVAILABLE NOW

UNITS 35 & 36

SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ

📍 [///FETCH.STREAM.SQUAD](https://www.fetch.stream/squad)



Indicative Image



Indicative Image



TO BE REFURBISHED

WAREHOUSE / INDUSTRIAL UNIT

5,850 SQ FT (543 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	3,950 sq ft
ANCILLARY & OFFICE	1,900 sq ft
TOTAL	5,850 sq ft (543 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
- 2 loading doors
- 3-phase power
- EV charging points available
- EPC B32 (unit 35)
- EPC B40 (unit 36)

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

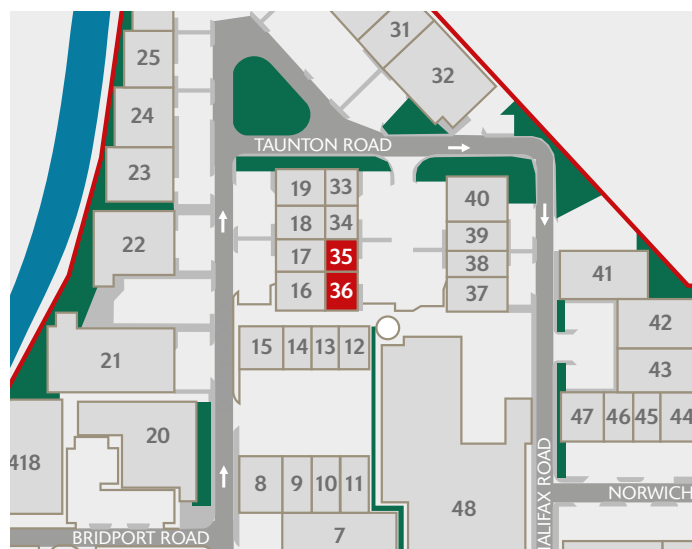
Source: Google maps

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

Or, alternatively, please contact the joint agents:

DTRE

Robert Cohu
020 3369 0518
Hugh Stanton
020 3369 0532
Maddie Moriarty
020 3369 0586

logix
PROPERTY

Alex Kington
020 3151 2280
Callum Moloney
020 3151 2217

JLL

James Miller
020 3151 2258
Katy Kenealy
020 3151 9843

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 05/25.

SEGRO

SEGRO.com