

SEGRO METROPOLITAN PARK

PRE-LET OPPORTUNITIES AVAILABLE
19,031 SQ FT, 82,043 SQ FT, 161,000 SQ FT

UP TO 161

000

Modern industrial space
in the heart of Greenford

THE LARGEST NEW BUILD OPPORTUNITY ON THE A40

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 helping you to meet your sustainability targets and reduce your operating costs.

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.

M25 ▶

◀ Central London

Phase 1B

A40

Unit 3

Phase 1A

Unit 1

Improved connectivity to Northolt Station

Significant towpath improvement works

Unit 2

◀ Greenford Station



Click on tabs to view more information:

Click on
thumbnail images
for larger view:

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thumbnail images
for larger view:

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.**

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.

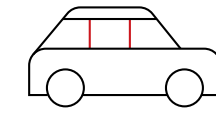
We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

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

Click on tabs to view more information:

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. Towpath upgrade works will provide a step-free access route to Northolt station, improving connectivity for employees.

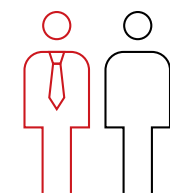


Driving Distances

| | |
|----------------|------------|
| 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

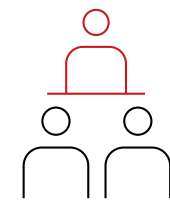
LABOUR POOL



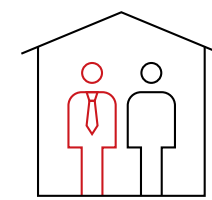
1.22M
Workforce Population within 30 mins drive



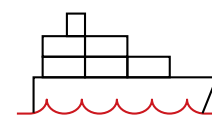
£716.47
UK Weekly Wage 2025 within 30 mins drive



42.99M
Population within 4hr drive



4.18M
Households within 1hr drive



15
No. of Major Ports and Airports within 4hr drive



25 minute
drive to London Heathrow Airport

SEGRO METROPOLITAN PARK

Greenford | UB6 8UJ

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](https://www.segro.com)

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

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The SEGRO logo, with 'SEGRO' in a bold, black, sans-serif font and the letter 'O' in red.