

AVAILABLE NOW



# UNIT 42

## SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ

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



**TO BE REFURBISHED**

**WAREHOUSE / INDUSTRIAL UNIT**

**8,859 SQ FT (823 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	7,079 sq ft
GROUND FLOOR ANCILLARY	890 sq ft
FIRST FLOOR ANCILLARY	890 sq ft
TOTAL	8,859 sq ft (823 sq m)

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

## SPECIFICATION

- To be refurbished
- 5.9m 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

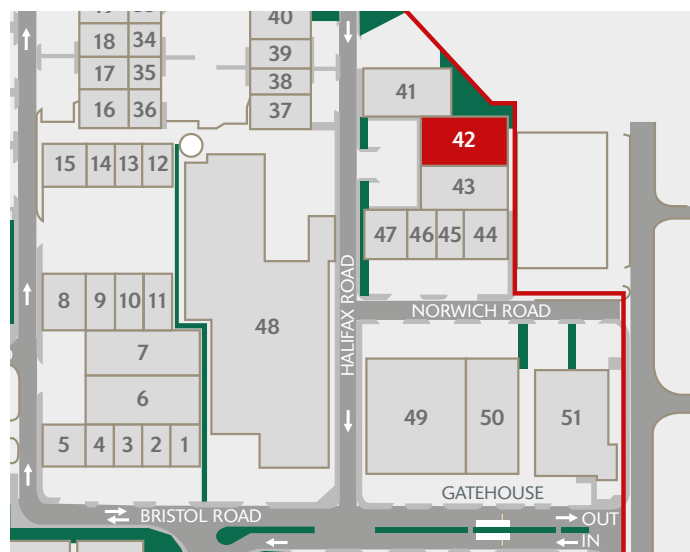
Source: Google maps

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, 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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKGREENFORDCENTRAL](http://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](mailto:marcomms@SEGRO.com). 05/25.

**SEGRO**

**SEGRO.com**