

AVAILABLE NOW  
NEWLY REFURBISHED



# UNIT 6

## GREENFORD PARK

GREENFORD UB6 0AZ  
📍 [///LABELS.VIEW.SAILOR](https://www.labels.view.sailor.com)



**TO LET**

**INDUSTRIAL WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON**

**10,802 SQ FT (1,004 SQ M)**

**Excellent access** onto Western Avenue (A40), providing direct links to Central London and the national motorway network

**Easily accessible** environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance

**Established estate** with well-known occupiers including DHL, Tesco, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's

**Secure estate** with 24-hour on-site security, CCTV and gatehouse

## ACCOMMODATION

WAREHOUSE	9,109 sq ft
UNDERCROFT	465 sq ft
FIRST FLOOR OFFICE	1,228 sq ft
<b>TOTAL</b>	<b>10,802 sq ft</b> <b>(1,004 sq m)</b>

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

## SPECIFICATION

- Recently undergone refurbishment
- 8m clear eaves height
- 1 electrically operated level access door
- Solar PV panels
- 6 parking bays all include EV charging
- 98kVA power
- EPC A+ (-17)

## DISTANCES

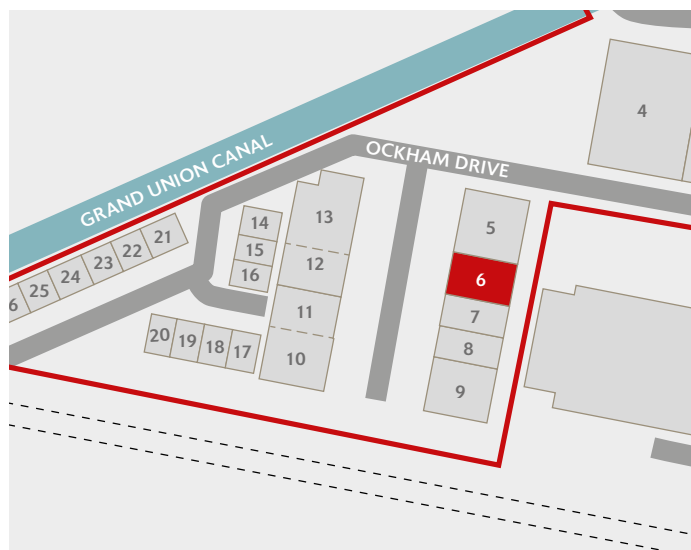
A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
SUDBURY HILL STATION	1.2 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

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  
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