

AVAILABLE NOW



# UNIT 14

## GREENFORD PARK

GREENFORD UB6 0AZ

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TO LET

INDUSTRIAL WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON

**5,932 SQ FT (551 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          | 4,628 sq ft                   |
| UNDERCROFT         | 313 sq ft                     |
| FIRST FLOOR OFFICE | 991 sq ft                     |
| <b>TOTAL</b>       | <b>5,932 sq ft (551 sq m)</b> |

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

## SPECIFICATION

- Newly refurbished
- Minimum 6m clear height, rising to 8m
- 1 level access loading door
- PV panels
- Three phase power supply up to 69 kVA
- Minimum 3 parking bays, of which 2 are EV-charging
- EPC A+

## DISTANCES

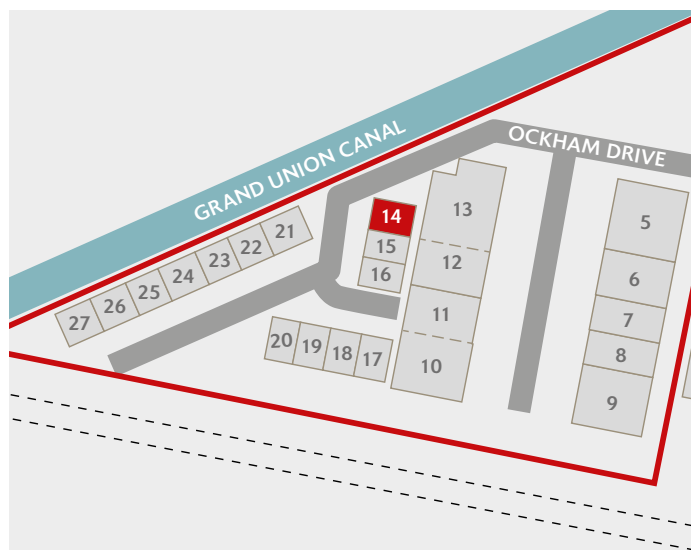
|                      |           |
|----------------------|-----------|
| A40 WESTERN AVENUE   | 0.3 miles |
| GREENFORD STATION    | 0.4 miles |
| SUDBURY HILL STATION | 1.2 miles |
| NORTHOLT STATION     | 2.5 miles |
| A406 NORTH CIRCULAR  | 2.9 miles |
| M4 (J3)              | 6 miles   |
| M40 (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.

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FOR MORE INFORMATION, PLEASE VISIT  
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