

AVAILABLE Q4 2025



Indicative Image



Indicative Image

UNIT 3

AURIOL DRIVE

GREENFORD UB6 0AZ

📍 ///QUEST.FORMS.STEPS



TO BE EXTENSIVELY REFURBISHED

LARGE POWER ALLOCATION SECURED (700 KVA)

INDUSTRIAL WAREHOUSE UNIT
IN THE HEART OF WEST LONDON

27,481 SQ FT (2,553 SQ M)

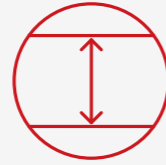
SPECIFICATION



To be extensively refurbished



700 kVA



8.6m clear height



3 level access shutter doors



Up to 60 car parking spaces



Up to 30m yard depth



New heat pump / AC system



Solar PV panels



EV charging bays



3-phase electricity supply



LED lighting to warehouse and offices



Targeting EPC A+



ACCOMMODATION

WAREHOUSE	22,144 sq ft
GROUND FLOOR ANCILLARY	1,459 sq ft
FIRST FLOOR ANCILLARY	3,878 sq ft
TOTAL	27,481 sq ft (2,553 sq m)

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



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

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

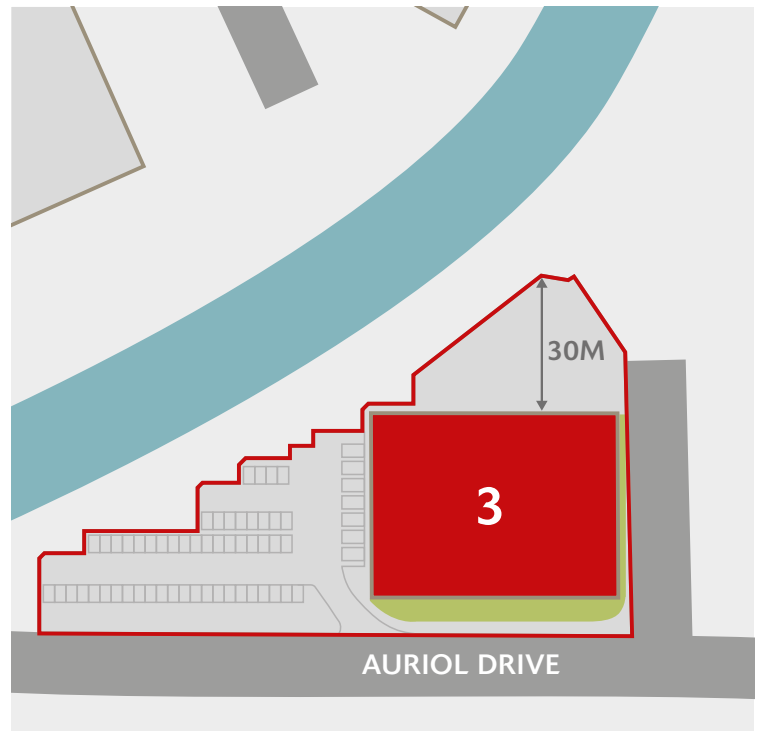
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. 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.

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FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKGREENFORD

Or, alternatively, please contact the joint agents:



James Miller
020 3151 3528
Katy Kenealy
020 3369 0582



Nicholas Peters
020 3369 0784
Luca Nardini
020 3369 0831



Patrick Rosso
01895 770240
YC Lau
01895 770084
Stan Gibson
01895 770086

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