

AVAILABLE NOW  
NEWLY REFURBISHED



# UNIT 9

## SEGRO PARK GREENFORD

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



**TO LET**

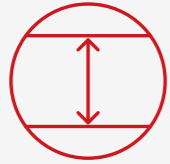
**INDUSTRIAL / WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON**

**13,639 SQ FT (1,267 SQ M)**

# SPECIFICATION



Recently undergone refurbishment



8m clear height



2 level access loading doors



40 kN/m<sup>2</sup> floor loading



1 passenger lift



138 kVA power supply



10 parking bays, of which 6 have EV charging



Solar PV panels



Living moss wall



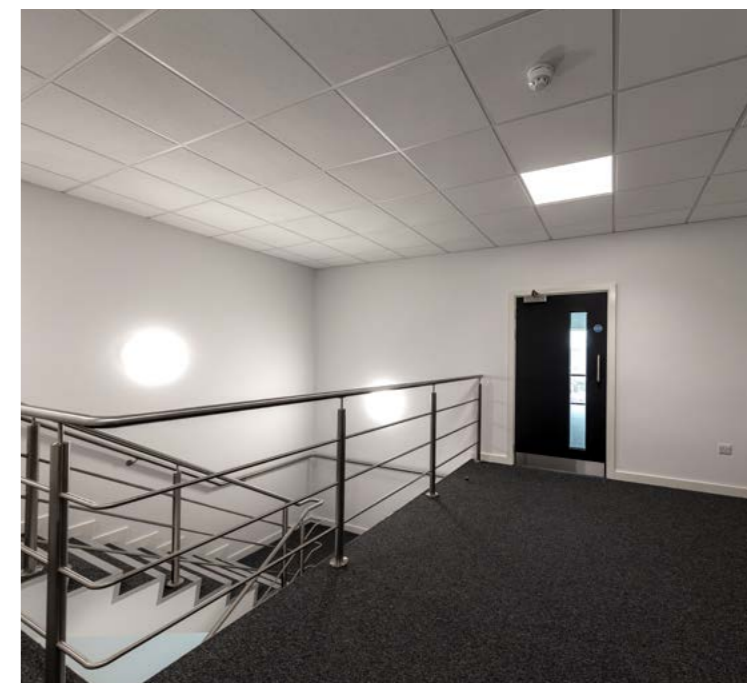
An A+ EPC Rating



# ACCOMMODATION

WAREHOUSE	11,362 sq ft
GROUND FLOOR OFFICE	881 sq ft
FIRST FLOOR OFFICE	1,396 sq ft
<b>TOTAL</b>	<b>13,639 sq ft (1,267 sq m)</b>

(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

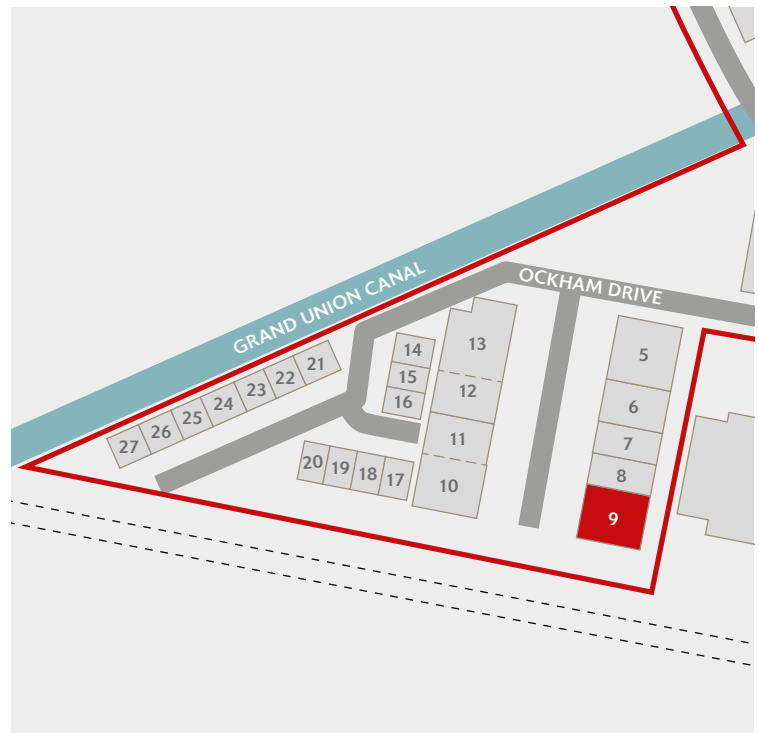
Source: Google maps

#### 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.

For more information, visit [SEGRO.com](http://SEGRO.com)



FOR MORE INFORMATION, PLEASE VISIT  
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