

AVAILABLE NOW



# UNIT 43

## SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

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



REFURBISHED

WAREHOUSE / INDUSTRIAL UNIT

**8,787 SQ FT (816 SQ M)**

[SEGRO.com/metropolitanpark](https://segro.com/metropolitanpark)

**SEGRO**

- ✓ **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 Metropolitan Park** is home to established occupiers:

## ACCOMMODATION

WAREHOUSE	7,015 sq ft
GROUND FLOOR ANCILLARY	886 sq ft
FIRST FLOOR ANCILLARY	886 sq ft
<b>TOTAL</b>	<b>8,787 sq ft</b> <b>(816 sq m)</b>

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

## SPECIFICATION

- 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. 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  
**[SEGRO.COM/METROPOLITANPARK](http://SEGRO.COM/METROPOLITANPARK)**

Or, alternatively, please contact the joint agents:



Robert Cohu  
020 3369 0518  
Hugh Stanton  
020 3369 0532  
Maddie Moriarty  
020 3369 0586



Alex Kington  
020 3151 2280  
Callum Moloney  
020 3151 2217



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). 03/26.



[SEGRO.com](http://SEGRO.com)