

AVAILABLE NOW



# UNIT 24

## GREENFORD PARK

GREENFORD UB6 0AZ



TO LET

INDUSTRIAL WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON

**4,929 SQ FT (458 SQ M)**  
**///LABELS.VIEW.SAILOR**

**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	4,849 sq ft
GROUND FLOOR OFFICE	80 sq ft
<b>TOTAL</b>	<b>4,929 sq ft</b> (458 sq m)

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

## SPECIFICATION

- Recently refurbished
- 6m clear eaves height
- 1 level access loading door
- PV panels
- 69 kVA power supply
- 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

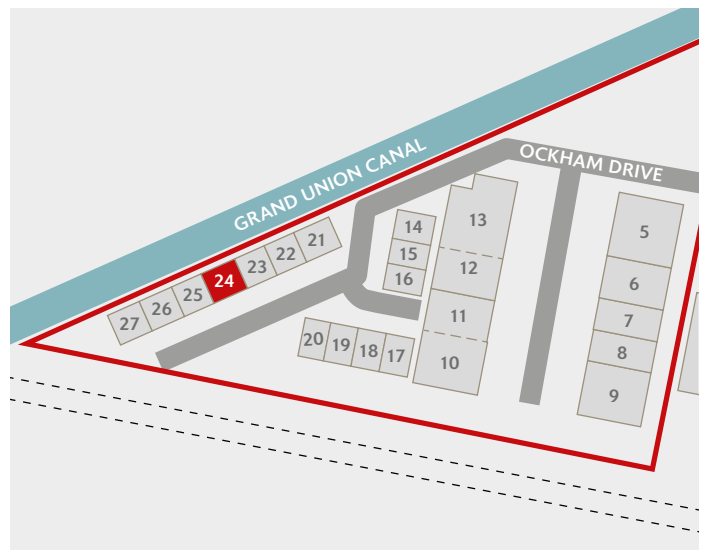
Source: Google maps

## ABOUT SEGRO

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FOR MORE INFORMATION, PLEASE VISIT  
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