

AVAILABLE NOW



# UNIT 2

## AURIOL DRIVE

GREENFORD UB6 0AZ



TO LET

HIGHLY SUSTAINABLE,  
STATE-OF-THE-ART WAREHOUSE

RECENTLY UNDERGONE EXTENSIVE REFURBISHMENT

**32,709 SQ FT (3,039 SQ M)**

**///QUEST.FORMS.STEPS**

**32,709 SQ FT INDUSTRIAL UNIT MARKS  
SEGRO'S MOST SUSTAINABLE REFURBISHMENT  
TO DATE, BOASTING BOTH OUTSTANDING  
SUSTAINABILITY CREDENTIALS AND FEATURES.**



An A+ EPC  
Rating



'**Outstanding**'  
BREEAM credentials  
(target)



Internal and  
external living  
plant walls



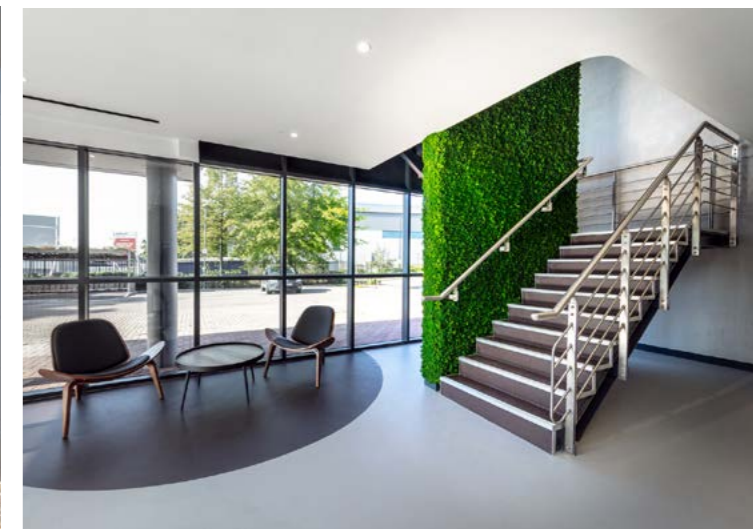
EV charging bays



Solar PV panels



Real time energy  
data capture  
technology



## ACCOMMODATION

WAREHOUSE	27,421 sq ft
GROUND FLOOR OFFICES	1,233 sq ft
FIRST FLOOR OFFICES	4,056 sq ft
<b>TOTAL</b>	<b>32,709 sq ft (3,039 sq m)</b>

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



## SPECIFICATION



New heat pump  
/ AC system



Cycle racks  
and changing  
facilities



Rainwater  
harvesting



Internal  
air quality  
sensors



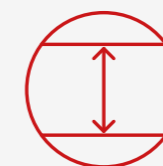
Bug hotels to  
help increase  
bio-diversity  
efforts



LED lighting to  
warehouse and  
offices



Recently  
undergone  
extensive  
refurbishment



8m  
clear height



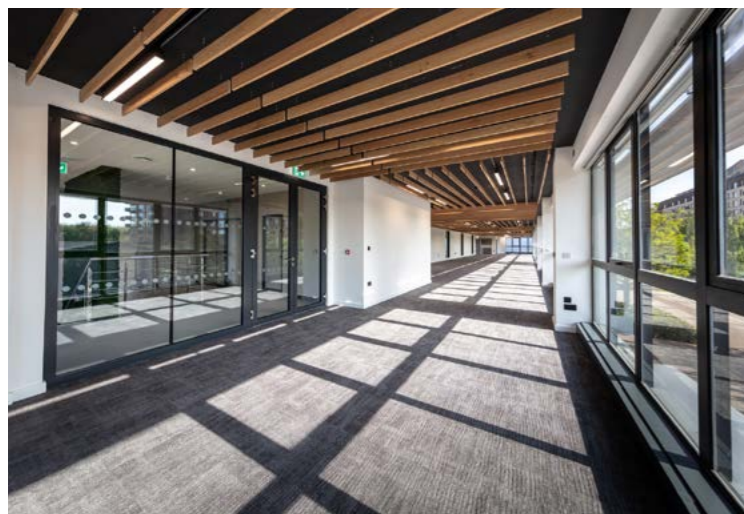
3-phase  
electricity supply







Allocated  
parking



4 level access  
loading doors



**NEWLY REFURBISHED UNIT ON AN ESTABLISHED AND SECURE ESTATE JUST 30 MINUTES AWAY FROM CENTRAL LONDON**

-  **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, DFS, 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

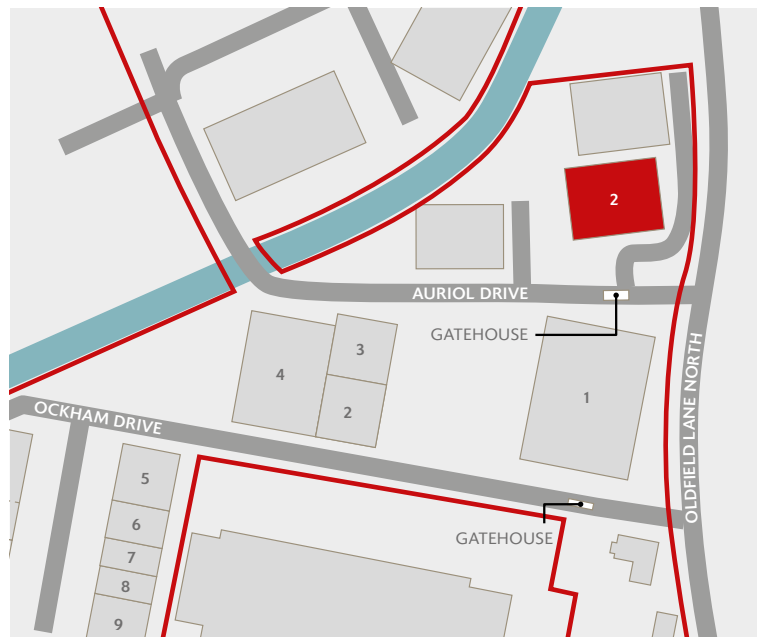
Source: Google maps

**ABOUT SEGRO**

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 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.

See [SEGRO.com](http://SEGRO.com) for further information.



**FOR MORE INFORMATION, PLEASE VISIT [SEGRO.COM/PARKGREENFORD](http://SEGRO.COM/PARKGREENFORD)**

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