

SEGRO METROPOLITAN PARK

PRE-LET OPPORTUNITIES FROM
19,031 SQ FT TO 250,000+ SQ FT

250 000+

Modern industrial space
in the heart of Greenford

THE LARGEST INDUSTRIAL OPPORTUNITY IN GREENFORD

Industrial opportunities like this don't open up in West London very often.

Spanning 13 acres, SEGRO Metropolitan Park will offer over 250,000 sq ft of Grade A+ warehouse space in one of our most well-established industrial estates.

Split across two plots, both are stacked with state-of-the-art sustainable features, uplifting landscaped surroundings, and rapid routes into central London and beyond.

Now is the time to act to secure a new facility bespoke to your needs.

M25 ▶

◀ Central London

Phase 1B

A40

Unit 3

Phase 1A

Improved bridge access. 12-minute walk to Northolt station.

Unit 1

New canalside foot & cycle path

Unit 2

◀ Greenford Station

EXISTING SITE PLAN OF SEGRO METROPOLITAN PARK

The redevelopment of SEGRO Metropolitan Park will be delivered in two plots

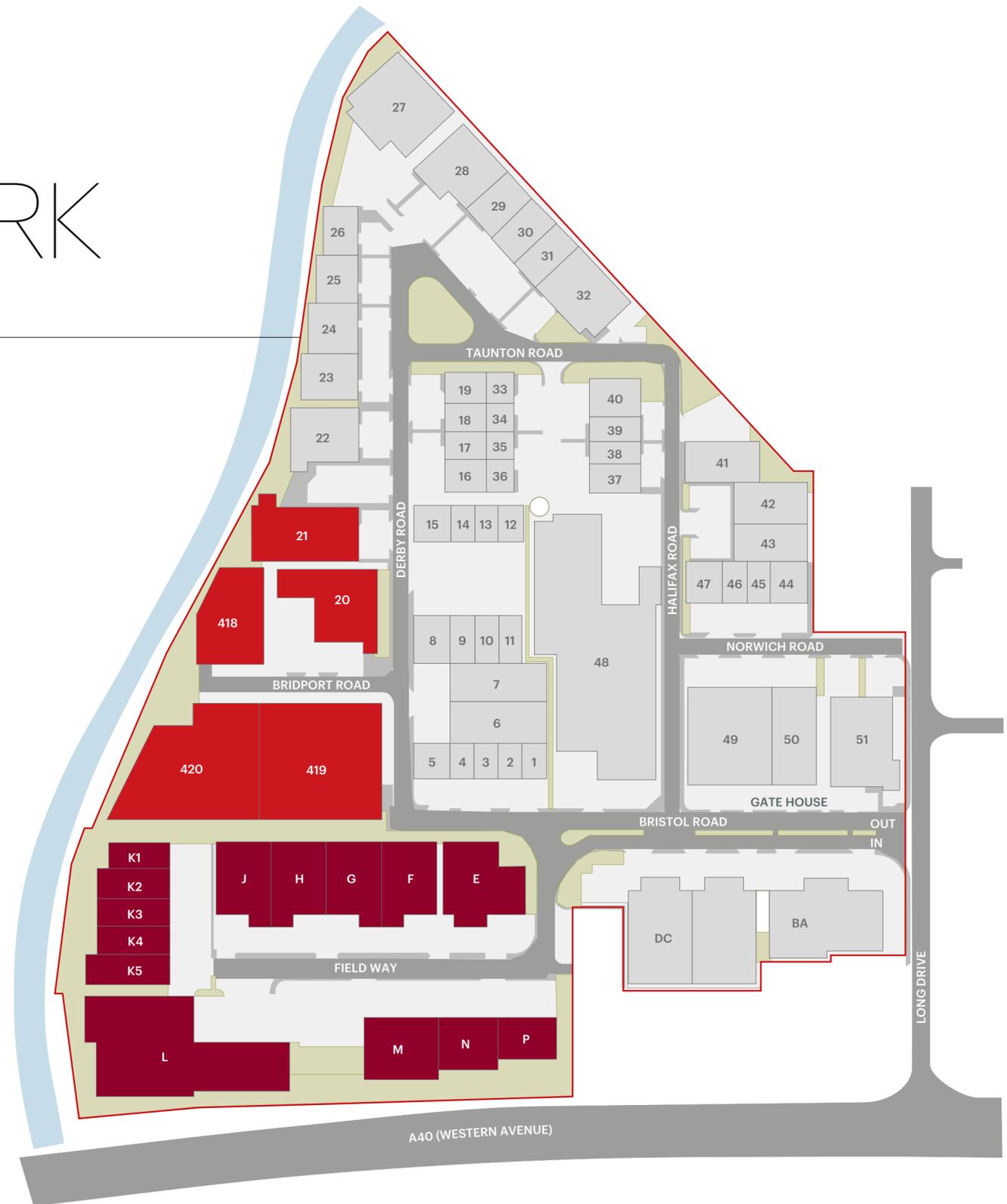
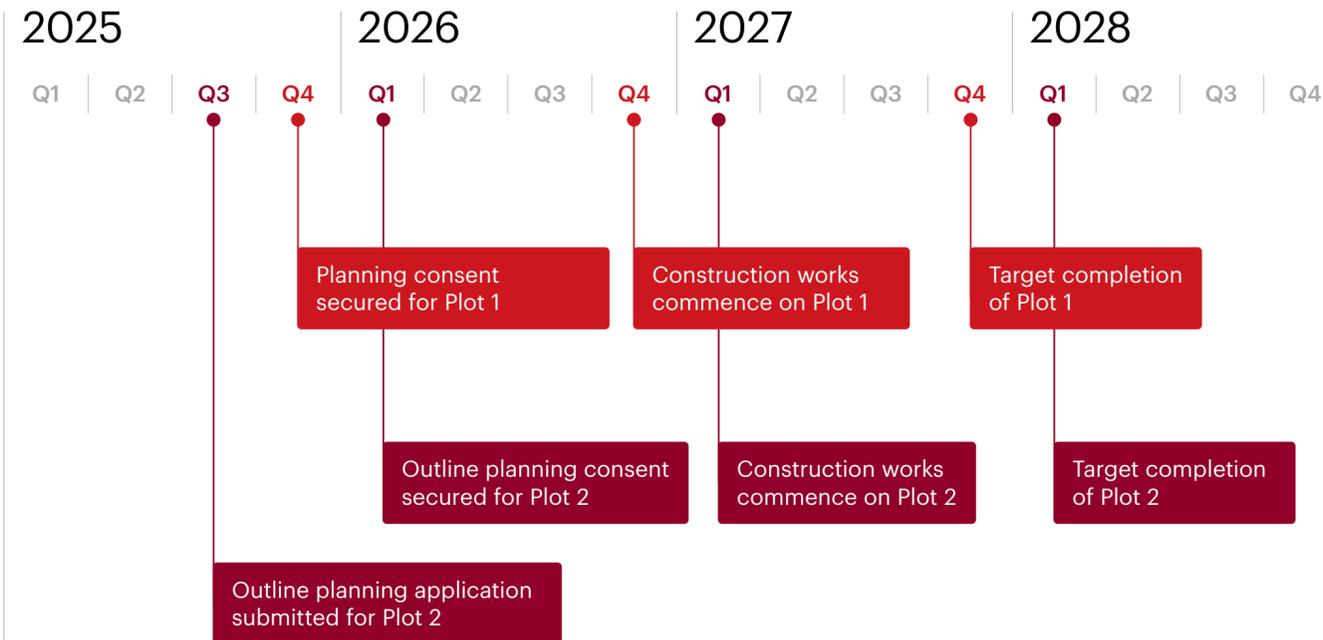
● **Plot 1 (Units 1 & 2)**

Detailed planning consent granted with development due to start on site Q4 2026.

● **Plot 2 (Unit 3)**

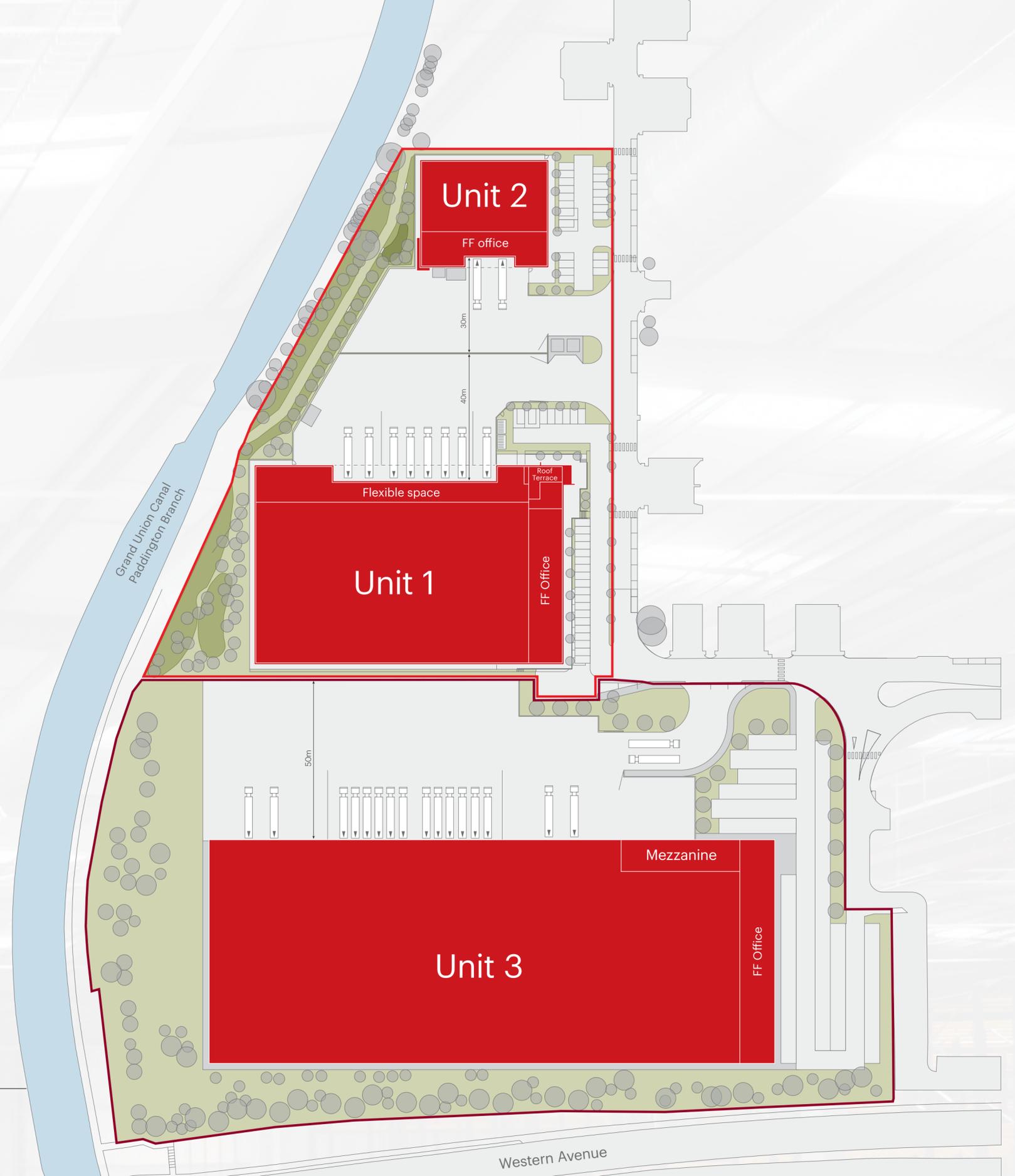
Outline planning application submitted Q3 2025.

Development Programme



Click on tabs to view more information:

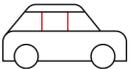
GRADE A+ INDUSTRIAL SPACE



Click on
thumbnail images
for larger view:

Click on tabs to view more information:

ALL KINDS OF CONNECTIONS



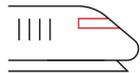
Driving Distances

| | |
|---|------------|
| A40 | 0.2 Miles |
| Greenford  | 0.8 Miles |
| Northolt  | 2.9 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 |

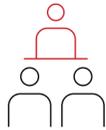
Source: Google Maps

Perfectly placed for speed and connectivity, SEGRO Metropolitan Park puts you within an hour of over 12 million people – with direct access to the A40 and quick links to central London and beyond.

The unrivalled connections aren't just for customers either. With a new public walkway set to be constructed, employees will be able to walk directly from Northolt station.



12 mins
Walking distance to Northolt Station



12.7 million
consumers within a 1 hour radius



20 minute
drive to Heathrow Airport

Click on thumbnail
images for larger view:

TAKING ACTION TOGETHER

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while **helping everyone hit their own sustainability targets.**

SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

To find out more about SEGRO's net-zero ambitions, please visit:
[SEGRO.com/responsible-SEGRO/carbon](https://www.segro.com/responsible-SEGRO/carbon)

SEGRO METROPOLITAN PARK

Greenford | UB6 8UJ

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](https://www.segro.com)

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