

TO BE REFURBISHED



UNIT 21

GREENFORD PARK

GREENFORD UB6 0AZ



TO LET

INDUSTRIAL WAREHOUSE UNIT
IN THE HEART OF WEST LONDON

7,184 SQ FT (667 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	3,073 sq ft
GROUND FLOOR OFFICE	1,998 sq ft
FIRST FLOOR OFFICE	2,113 sq ft
TOTAL	7,184 sq ft (667 sq m)

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

SPECIFICATION

- To be refurbished
- 6m clear eaves height
- 1 level access loading door
- PV panels to be installed
- EV charger to be installed
- Three phase power supply up to 69 kVA
- Minimum 4 parking bays
- EPC C (to be reassessed after refurbished works, targeting A+)

DISTANCES

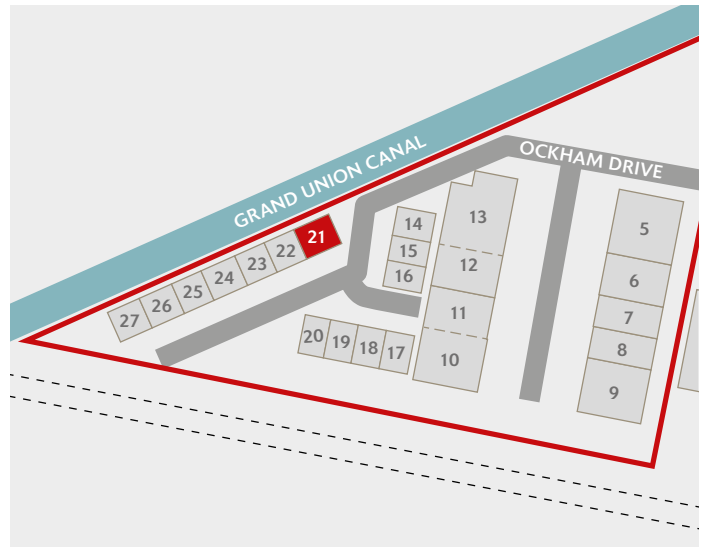
A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
SUDBURY HILL STATION	1.2 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

Source: Google maps

ABOUT SEGRO

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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKGREENFORD

Or, alternatively, please contact the joint agents:



James Miller
020 3151 3528
Katy Kenealy
020 3369 0582



Robert Cohu
020 3151 3554
Will Fennell
020 3369 0784
Niamh Bell
020 3369 0831



Patrick Rosso
01895 770240
Isa Naem
01895 770084

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