

AVAILABLE NOW
TO BE FULLY REFURBISHED



Indicative Image



Indicative Image

UNIT 22

FAIRWAY DRIVE

GREENFORD UB6 8PW



TO LET

**WAREHOUSE / PRODUCTION UNIT
WITH SECURE YARD**

**36,636 SQ FT (3,404 SQ M)
///DROVE.GIFTS.PURPLE**

Swift access onto Western Avenue (A40), providing direct access to Central London and the national motorway network

Easily accessible for employees with Greenford Main Line and Underground (Central line) Station within a 15 minute walk

Close proximity to local shops, cafés, post office and Westway Cross Retail Centre

Well managed estate with occupiers including **Belazu**, **Mills Ltd**, **Kanada-Ya**, **Wholegood** and **Temperley Limited**

ACCOMMODATION

WAREHOUSE	32,990 sq ft
GROUND FLOOR ANCILLARY*	1,978 sq ft
FIRST FLOOR ANCILLARY	1,668 sq ft
TOTAL	36,636 sq ft (3,404 sq m)


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

*Includes undercroft

SPECIFICATION

- To be fully refurbished
- 7m eaves height
- 7 level access loading door
- Designated parking
- Secure gated yard
- 3-phase power
- EPC C-75

DISTANCES

A40	0.5 miles
GREENFORD 	0.7 miles
M40 (J1)	6.2 miles
M4 (J3)	6.8 miles
M1 (J1)	7.6 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 miles

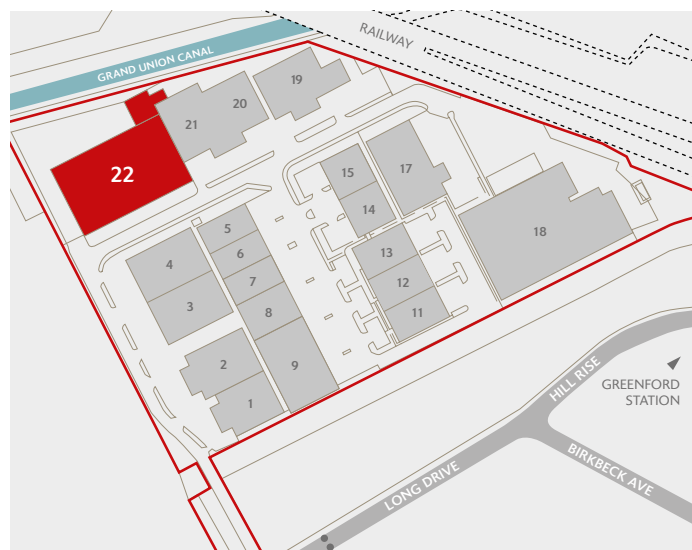
Source: Google maps

ABOUT SEGRO

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

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/FAIRWAYDRIVE

Or, alternatively, please contact the joint agents:

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