

AVAILABLE NOW



# UNIT 14

## GREENFORD PARK

GREENFORD UB6 0AZ

📍 [///LABELS.VIEW.SAILOR](https://www.labels.view.sailor)



TO LET

INDUSTRIAL WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON

**5,932 SQ FT (551 SQ M)**

**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	4,628 sq ft
UNDERCROFT	313 sq ft
FIRST FLOOR OFFICE	991 sq ft
<b>TOTAL</b>	<b>5,932 sq ft (551 sq m)</b>

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

## SPECIFICATION

- Newly refurbished
- Minimum 6m clear height, rising to 8m
- 1 level access loading door
- PV panels
- Three phase power supply up to 69 kVA
- Minimum 3 parking bays, of which 2 are EV-charging
- 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

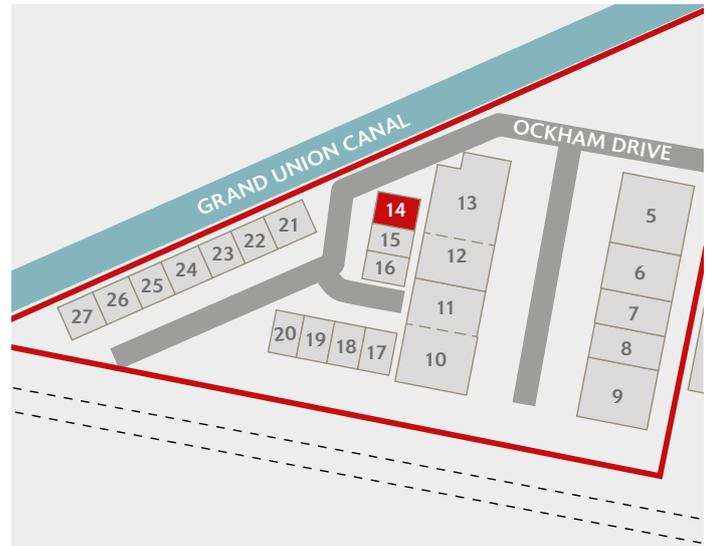
Source: Google maps

## ABOUT SEGRO

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 [www.SEGRO.com](http://www.SEGRO.com)



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



Nicholas Peters  
020 3369 0784  
Luca Nardini  
020 3369 0831



Patrick Rosso  
01895 770240  
YC Lau  
01895 770084  
Stan Gibson  
01895 770086

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact [marcomms@SEGRO.com](mailto:marcomms@SEGRO.com). 03/26.