AVAILABLE NOW





# UNIT 7 FAIRWAY DRIVE

GREENFORD UB6 8PW • ///DROVE.GIFTS.PURPLE

### TO LET

INDUSTRIAL WAREHOUSE UNIT IN THE HEART OF WEST LONDON

5,500 SQ FT (510 SQ M)



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

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

within a 15 minute walk

Well managed estate with occupiers including Belazu, Muji and Borough Broth

#### ACCOMMODATION

| WAREHOUSE | 5,256 sq ft               |
|-----------|---------------------------|
| OFFICE    | 244 sq ft                 |
| TOTAL     | 5,500 sq ft<br>(510 sq m) |

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

#### SPECIFICATION

- Fully refurbished
- 4.86m clear height
- Deep loading aprons
- Allocated parking
- 1 electric level loading door
- 3-phase power
- WC facilities
- 24-hour access and use
- EPC available upon request

#### 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 |

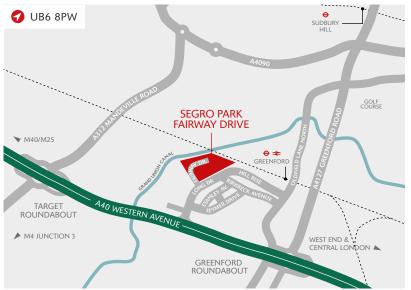
Source: Google maps

#### 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 property.

It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 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

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