

AVAILABLE NOW



# UNIT 28

## SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

📍 [///FETCH.STREAM.SQUAD](https://fetch.stream.squad)



**NEWLY REFURBISHED**

**WAREHOUSE / INDUSTRIAL UNIT**

**12,996 SQ FT (1,207 SQ M)**

[SEGRO.com/metropolitanpark](https://segro.com/metropolitanpark)

**SEGRO**

- ✓ **Firmly established** and highly sought after estate
- ✓ **24-hour on-site security**, gated access and CCTV
- 📍 **Direct access to the A40** (Western Avenue), providing easy access to Central London and the national motorway network
- 📍 **Easily accessible** using Greenford Underground (Central line) and National Rail Station
- ★ **SEGRO Metropolitan Park** is home to established occupiers:



## ACCOMMODATION

GROUND FLOOR WAREHOUSE	10,466 sq ft
GROUND FLOOR OFFICE	1,254 sq ft
FIRST FLOOR OFFICE	1,276 sq ft
<b>TOTAL</b>	<b>12,996 sq ft</b> <b>(1,207 sq m)</b>

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

## SPECIFICATION

- Newly refurbished
- 5.91m clear internal height
- 23m yard depth
- First and ground floor offices
- 1 loading door
- 3-phase power
- 18 car parking spaces
- EV charging points
- EPC B36

## DISTANCES

A40	0.2 miles
GREENFORD 🚇	0.8 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

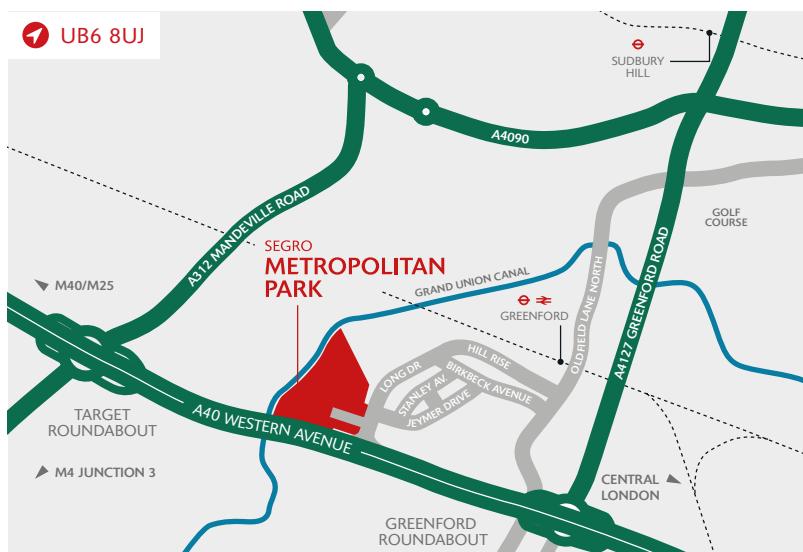
Source: Google maps

## 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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/METROPOLITANPARK](http://SEGRO.COM/METROPOLITANPARK)**

Or, alternatively, please contact the joint agents:

**DTRE**

Robert Cohu  
020 3369 0518  
Hugh Stanton  
020 3369 0532  
Maddie Moriarty  
020 3369 0586

**logix**  
PROPERTY

Alex Kington  
020 3151 2280  
Callum Moloney  
020 3151 2217

**JLL**

James Miller  
020 3151 2258  
Katy Kenealy  
020 3151 9843

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