

AVAILABLE NOW



UNIT 21

SEGRO PARK GREENFORD

GREENFORD UB6 0AZ

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TO LET

**INDUSTRIAL / WAREHOUSE UNIT
IN THE HEART OF WEST LONDON**

7,184 SQ FT (667 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	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

- 6m clear eaves height
- 1 level access loading door
- Three phase power supply up to 69 kVA
- Minimum 4 parking bays
- EPC available upon request

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

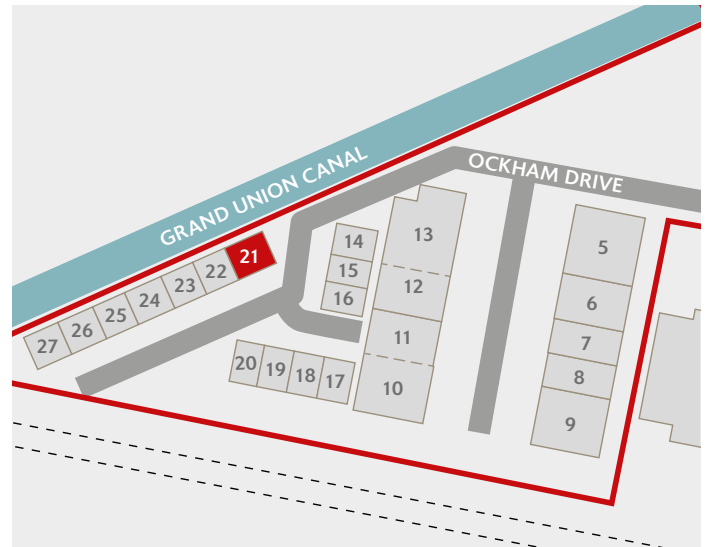
Source: Google maps

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 SEGRO.com



FOR MORE INFORMATION, PLEASE VISIT
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