

PERIVALE UB6 7RH

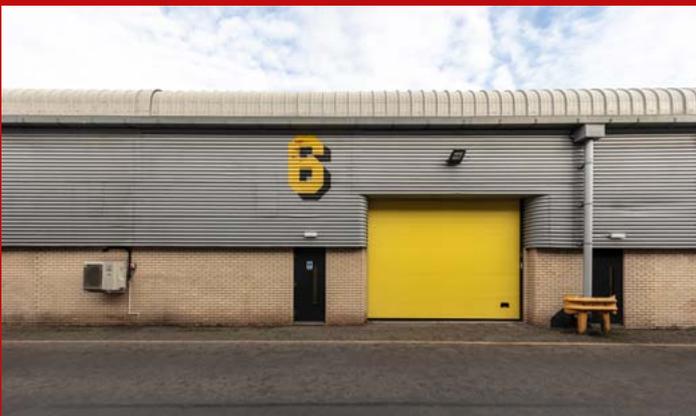
SEGRO PARK PERIVALE

UNIT 6

MODERN INDUSTRIAL /
WAREHOUSE UNIT TO LET

9,140 SQ FT (849 SQ M)

AVAILABLE NOW



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

★ Established estate with well-known occupiers including PAACK, Deluxe, Panalux, Metroline, Metropolitan Police, De Baere Limited and Galeta Bakery

📍 Easily accessible environment for employees with Perivale Underground Station (Central line) a one-minute walk from the estate

★ Estate-wide improvements to security, health & safety, sustainability and customer service

ACCOMMODATION

WAREHOUSE	7,792 sq ft
GROUND FLOOR OFFICE	675 sq ft
FIRST FLOOR OFFICE	673 sq ft
TOTAL	9,140 sq ft (849 sq m)

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

SPECIFICATION

- Let as seen
- 5.1m clear eaves height
- 3-phase power supply
- 2 roller shutter doors
- Two storey offices to front of the property
- Male and female WCs on the ground floor
- Demised forecourt with at least 4 parking spaces
- EPC rating: C - 74

DRIVING DISTANCES

Perivale 📍	0.2 miles
A40	0.5 miles
M1 (J1)	6.4 miles
M40 (J1A)	8.4 miles
M25 (J16)	9.8 miles
Heathrow Airport	9.8 miles
Central London	10.6 miles

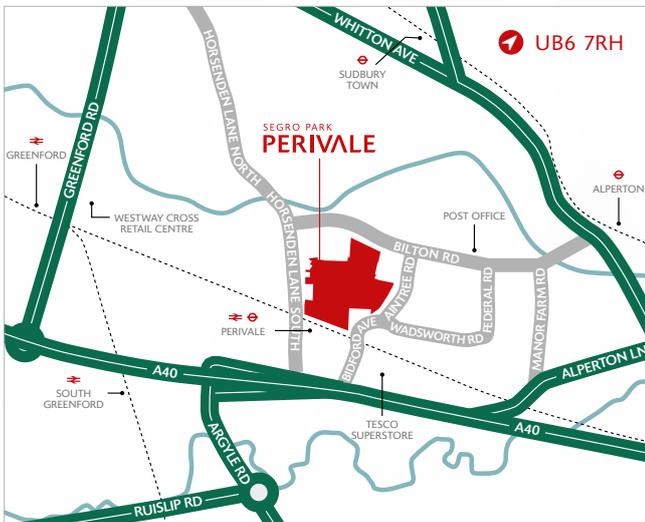
Source: Google maps

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 8.8 million square metres of space (95 million square feet) valued at £17.1 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 contact the joint agents:



Sarah Downes
sarah.downes@eu.jll.com
James Miller
james.miller@eu.jll.com



Alex Kington
alex.kington@logixproperty.com
Callum Moloney
callum.moloney@logixproperty.com

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