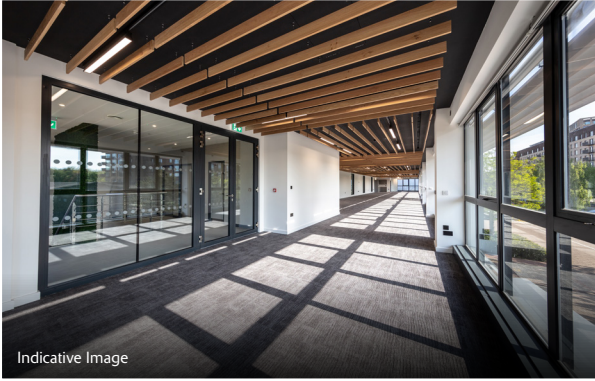


AVAILABLE Q4 2025



UNIT 3

AURIOL DRIVE

GREENFORD UB6 0AZ

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



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	22,144 sq ft
GROUND FLOOR ANCILLARY	1,459 sq ft
FIRST FLOOR ANCILLARY	3,878 sq ft
TOTAL	27,481 sq ft (2,553 sq m)

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

SPECIFICATION

- To be extensively refurbished
- 8.6m clear height
- 2 level access loading doors (can be increased as needed)
- Up to 60 car parking spaces
- Up to 30m yard depth
- New heat pump / AC system
- Internal air quality sensors
- Solar PV panels
- EV charging bays
- Real time energy data capture technology
- 3-phase electricity supply
- LED lighting to warehouse and offices
- Allocated parking
- Targeting EPC A+

DISTANCES

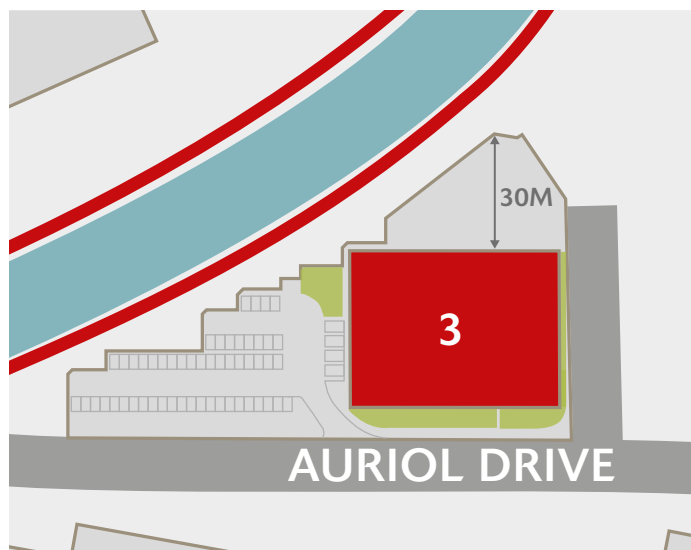
A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
SUDBURY HILL STATION	1.2 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, 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
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