

AVAILABLE NOW



UNIT 1

FAIRWAY DRIVE

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



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 within a 15 minute walk

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

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

ACCOMMODATION


WAREHOUSE	9,141 sq ft
OFFICE	2,088 sq ft
TOTAL	11,229 sq ft (1,043 sq m)

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

SPECIFICATION

- Available now
- 5.6m clear eaves height
- 2 electronically operated roller shutter doors
- 12 car parking spaces
- 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

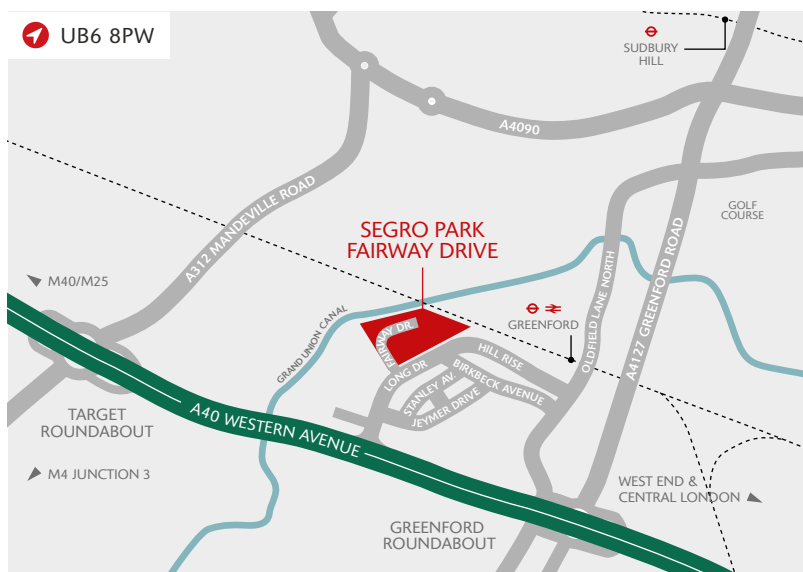
Source: Google maps

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

Or, alternatively, please contact the joint agents:



020 3151 8583
Natasha Ryan
Nick Steens



020 3151 8581
James Miller
Katy Kenealy



020 3151 8587
Molly Powell
Toby King-Thompson

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 04/25.

SEGRO

SEGRO.com