

AVAILABLE NOW



# UNIT 11

## SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

📍 ///FETCH.STREAM.SQUAD



TO BE REFURBISHED (LIGHT REFURBISHMENT)

WAREHOUSE / INDUSTRIAL UNIT

3,442 SQ FT (320 SQ M)

- ✓ **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

WAREHOUSE	2,781 sq ft
GROUND FLOOR ANCILLARY	328 sq ft
FIRST FLOOR ANCILLARY	333 sq ft
<b>TOTAL</b>	<b>3,442 sq ft</b> (320 sq m)

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

## SPECIFICATION

- To be refurbished
- 6.55m eaves height
- 1 level access loading door
- Designated parking
- 3-phase power
- EPC available upon request

## 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:



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



Alex Kington  
020 3151 2280  
Callum Moloney  
020 3151 2217



James Miller  
020 3151 2258  
Katy Kenealy  
020 3151 9843

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