

AVAILABLE NOW



UNIT 50

SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ

📍 [///FETCH.STREAM.SQUAD](https://www.fetch.stream/squad)



NEWLY REFURBISHED

WAREHOUSE / INDUSTRIAL UNIT

12,602 SQ FT (1,170 SQ M)

[SEGRO.com/parkgreenfordcentral](https://www.segro.com/parkgreenfordcentral)

SEGRO

- ✓ **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 Park Greenford Central** is home to established occupiers:



ACCOMMODATION

| | |
|---------------------|------------------------------|
| WAREHOUSE | 9,612 sq ft |
| GROUND FLOOR OFFICE | 1,517 sq ft |
| FIRST FLOOR OFFICE | 1,473 sq ft |
| TOTAL | 12,602 sq ft (1,170 sq m) |

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

SPECIFICATION

- Newly refurbished
- 6.05m eaves height
- 1 level access loading doors
- Designated parking
- 3-phase power
- EV Charging
- New roof coating and roof lights
- EPC C-69

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 |

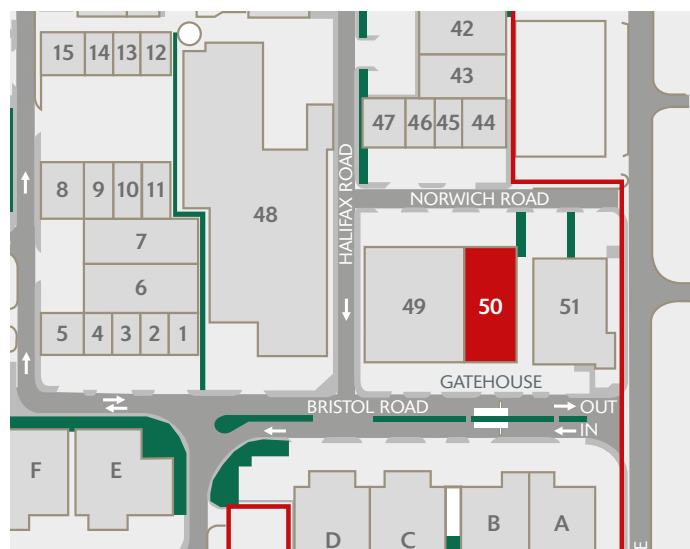
Source: Google maps

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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKGREENFORDCENTRAL

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