

AVAILABLE NOW



# UNIT 9

## GREENFORD PARK

GREENFORD UB6 0AZ



TO LET

INDUSTRIAL WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON

**13,469 SQ FT (1,252 SQ M)**  
**///LABELS.VIEW.SAILOR**

**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, DFS, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's

**Secure estate** with 24-hour on-site security, CCTV and gatehouse

## ACCOMMODATION

WAREHOUSE	12,069 sq ft
FIRST FLOOR	1,400 sq ft
TOTAL	13,469 sq ft (1,251 sq m)

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

## SPECIFICATION

- 8m clear eaves height
- 2 level access loading doors
- Ground floor reception
- WC at both ground and first floor
- 170 kVa power
- 40kVN/m2 floor loading
- 1 platform lift
- EPC rating available on request

## 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

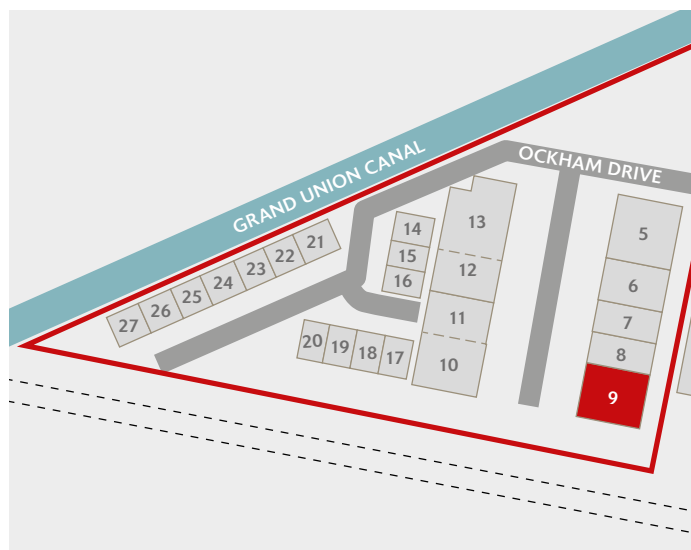
Source: Google maps

## 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 10.3 million square metres of space (110 million square feet) valued at £21.0 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/PARKGREENFORD](http://SEGRO.COM/PARKGREENFORD)**

Or, alternatively, please contact the joint agents:



James Miller  
020 3151 3528  
Katy Kenealy  
020 3369 0582



Robert Cohu  
020 3151 3554  
Will Fennell  
020 3369 0784  
Niamh Bell  
020 3369 0831



Patrick Rosso  
01895 770240  
Isa Naem  
01895 770084

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](mailto:marcomms@SEGRO.com). 02/24.

**SEGRO**

**SEGRO.com**