

TO BE REFURBISHED

UNIT 44

METROPOLITAN PARK

GREENFORD UB6 8UJ

JOIN TRADE CUSTOMERS INCLUDING:



TO LET

WAREHOUSE / INDUSTRIAL UNIT
FOR TRADE COUNTER COMPANIES

4,790 SQ FT (445 SQ M)

✓ Unique opportunity for trade counter companies to relocate to an established and well-managed estate, with 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 Main Line Station

★ Metropolitan Park is home to established trade occupiers:



ACCOMMODATION

TOTAL 4,790 sq ft
(445 sq m)

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

SPECIFICATION

- To be fully refurbished
- Demised forecourt
- 2 EV charging points
- EPC rating 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

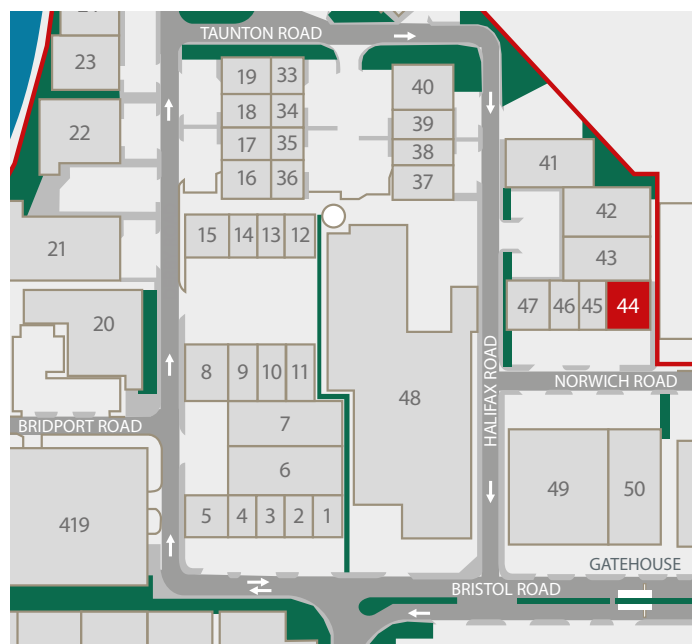
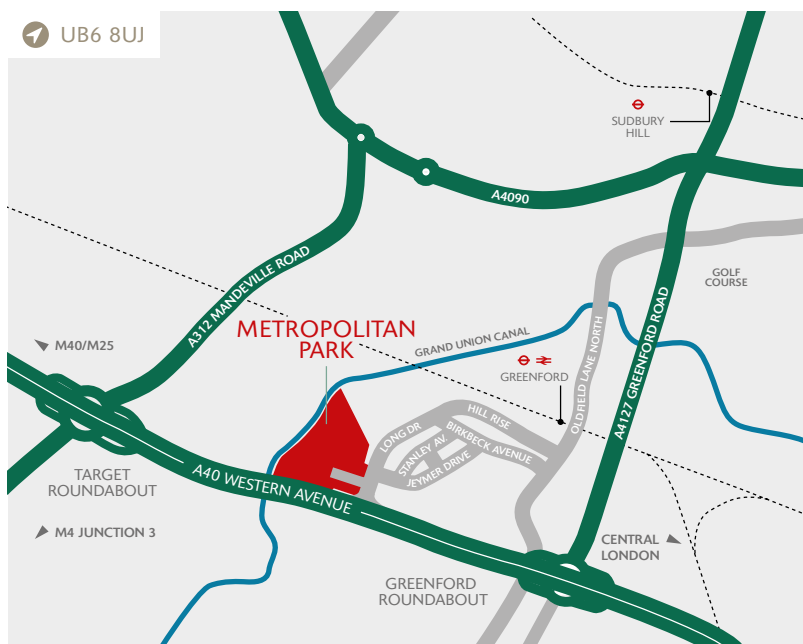
ABOUT SEGRO

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 9.6 million square metres of space (103 million square feet) valued at £21.3 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.

📍 UB6 8UJ



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