

SEGRO PARK
FAIRWAY DRIVE

UB6 8PW

///DOCK.SCALE.CANNY



FWD
THINKING

COMPLETION Q1 2026

UNIT C
32,418 SQ FT (3,012 SQ M)
WAREHOUSE UNIT

PRE-LET OPPORTUNITY AVAILABLE

BUILDING MOMENTUM

UNIT C

32,418 SQ FT / 3,012 SQ M

Designed to the very highest standards, Unit C at SEGRO Park Fairway Drive will meet customer demands of today and tomorrow. The warehouse specification will maximise efficiencies, with a 30m yard depth, a 10m eaves height, 3 level access loading doors, floor loading of 50 kN/sq m and 26 parking spaces available.

The energy-efficient building using sustainable materials, incorporating renewable energy and zero carbon technologies and landscaping throughout the estate will make SEGRO Park Fairway Drive the perfect choice for occupiers and their workforce.



NEW BEST-IN-CLASS UNIT

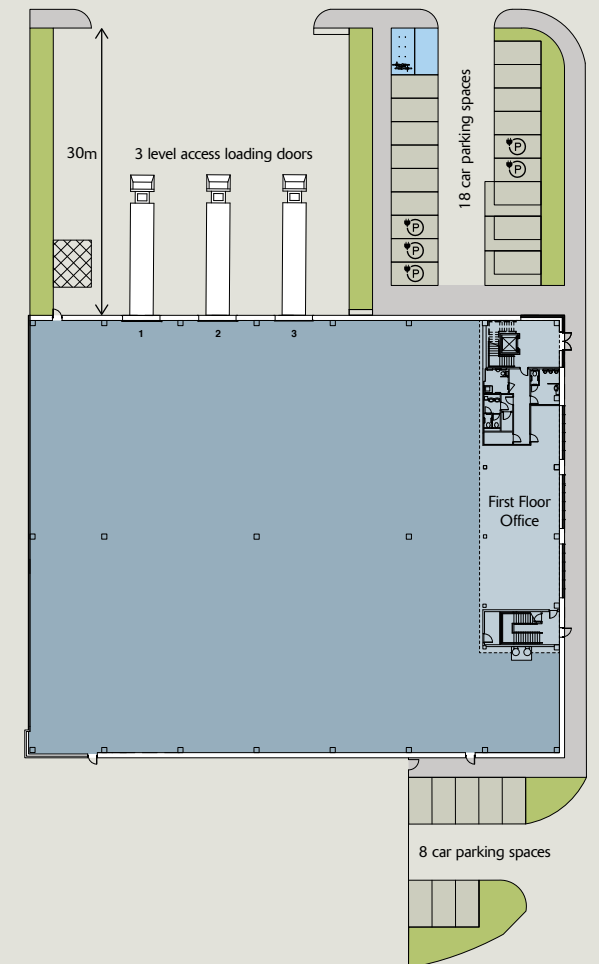
SEGRO PARK FAIRWAY DRIVE



UNIT C

	SQ FT	SQ M
Ground floor warehouse	28,186	2,619
First floor offices	4,232	393
Total	32,418	3,012

Measured on a GEA basis



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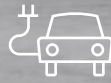
10M EAVES HEIGHT



30M YARD DEPTH



26 PARKING SPACES



5 ELECTRIC VEHICLE CHARGING SPACES



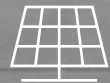
KITCHENETTE



3 LEVEL ACCESS LOADING DOORS



50 KN/M² FLOOR LOADING



PV PANELS



EPC A+ (TARGETING)



SHOWER



BREEAM 'EXCELLENT' (TARGETING)



MODERN INTERIORS WITH LED LIGHTING



FULLY-FITTED FIRST-FLOOR OFFICES



COMFORT COOLING / HEATING IN OFFICES

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IMAGE SHOWING UNIT B

SEGRO PARK FAIRWAY DRIVE



CENTRAL LONDON



M25

A40 WESTERN AVENUE

LET
UNIT A
53,660 SQ FT
4,984 SQ M

LET
UNIT B
36,896 SQ FT
3,429 SQ M

UNIT C
32,418 SQ FT
3,012 SQ M



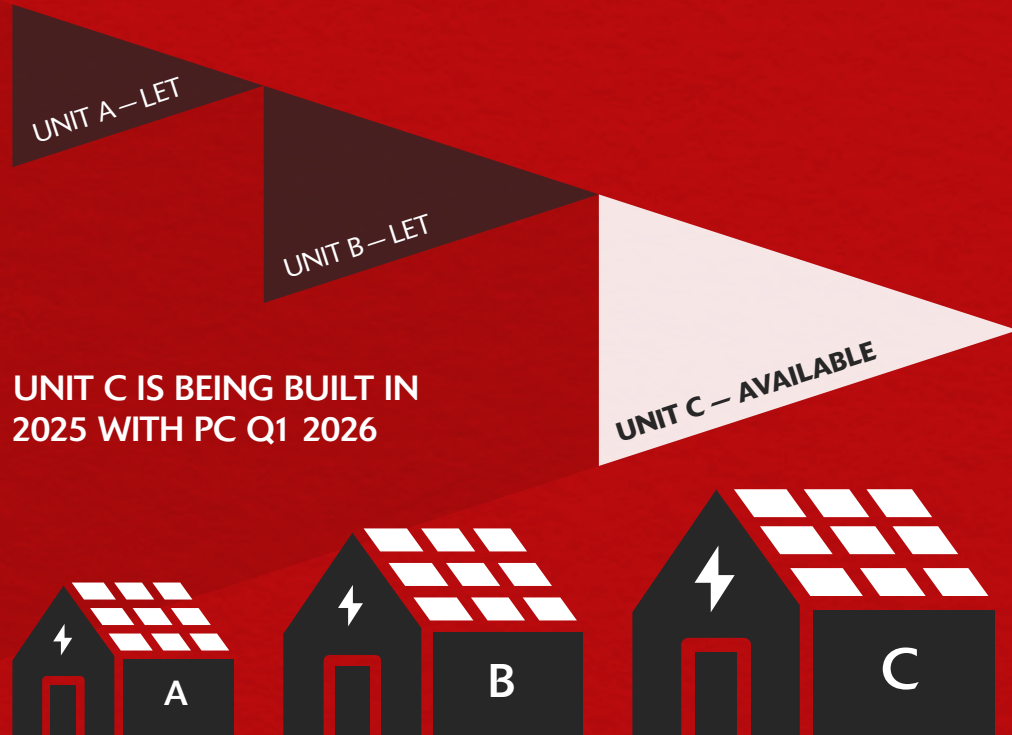
THE ESTATE

SEGR0 PARK FAIRWAY DRIVE

MOVING BUSINESSES FORWARD

SEGRO PARK FAIRWAY DRIVE OFFERS BRAND NEW, BEST-IN-CLASS, GRADE A UNITS ON ONE OF LONDON'S MOST ESTABLISHED INDUSTRIAL / LOGISTICS PARKS

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ESTATE REGENERATION

SEGRO has redeveloped seven existing units to create three new warehouse / industrial units. The estate benefits from 24/7 manned security, the gatehouse is being redeveloped alongside upgrade works to the access road, making for improved estate security and accessibility.



LOCATION

A proven location for immediate access to the A40 and M40. Benefitting from an experienced local workforce with easy accessibility with Greenford Main Line and Underground (Central line) Station within 0.7 miles of the estate entrance.



WELLNESS ENABLED

Improved landscaping and acoustic fences to create a considered, comfortable and relaxing environment. Electric car charging facilities can be found onsite.



IN GOOD COMPANY

Occupiers include Belazu, Muji and Borough Broth.



CUSTOMER BENEFITS

A warehouse specification to maximise efficiencies, offering a 30m yard depth, a 10m eave height, 3 ground level loading doors and 26 parking spaces available within the unit's demise on a newly regenerated secure estate.



SUSTAINABLE

Carbon neutral base build, use of renewable energy incorporating photovoltaic panels and LED lighting. Targeting BREEAM 'Excellent' and an A+ EPC rating.



EPC A+

BREEAM®
EXCELLENT



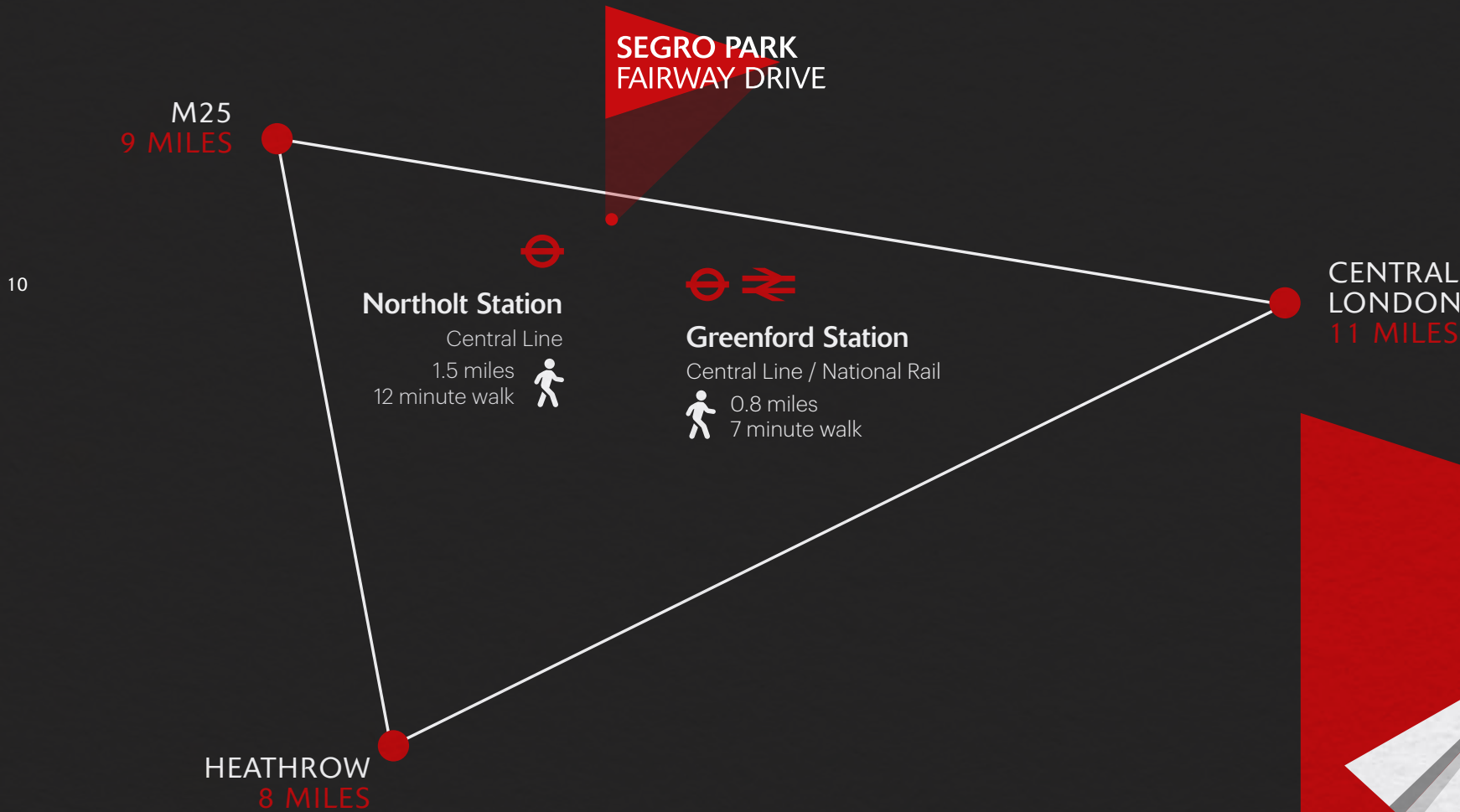
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A NEW ROUTE FORWARDS FOR LOGISTICS

SEGRO Park Fairway Drive is ideally located for logistics across the UK, positioned off the A40 and within easy reach of the M40, M25, M4 and central London.

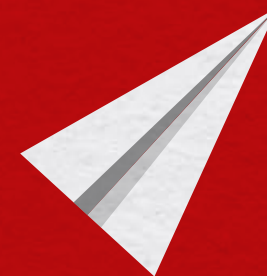
Two London underground stations and Greenford railway station are within a short walking distance, opening up a huge potential local workforce along with immediate access to Central London.

Going quickly further afield, the M40 (8 miles) and the M25 (9 miles) opens up access to the UK's motorway network.



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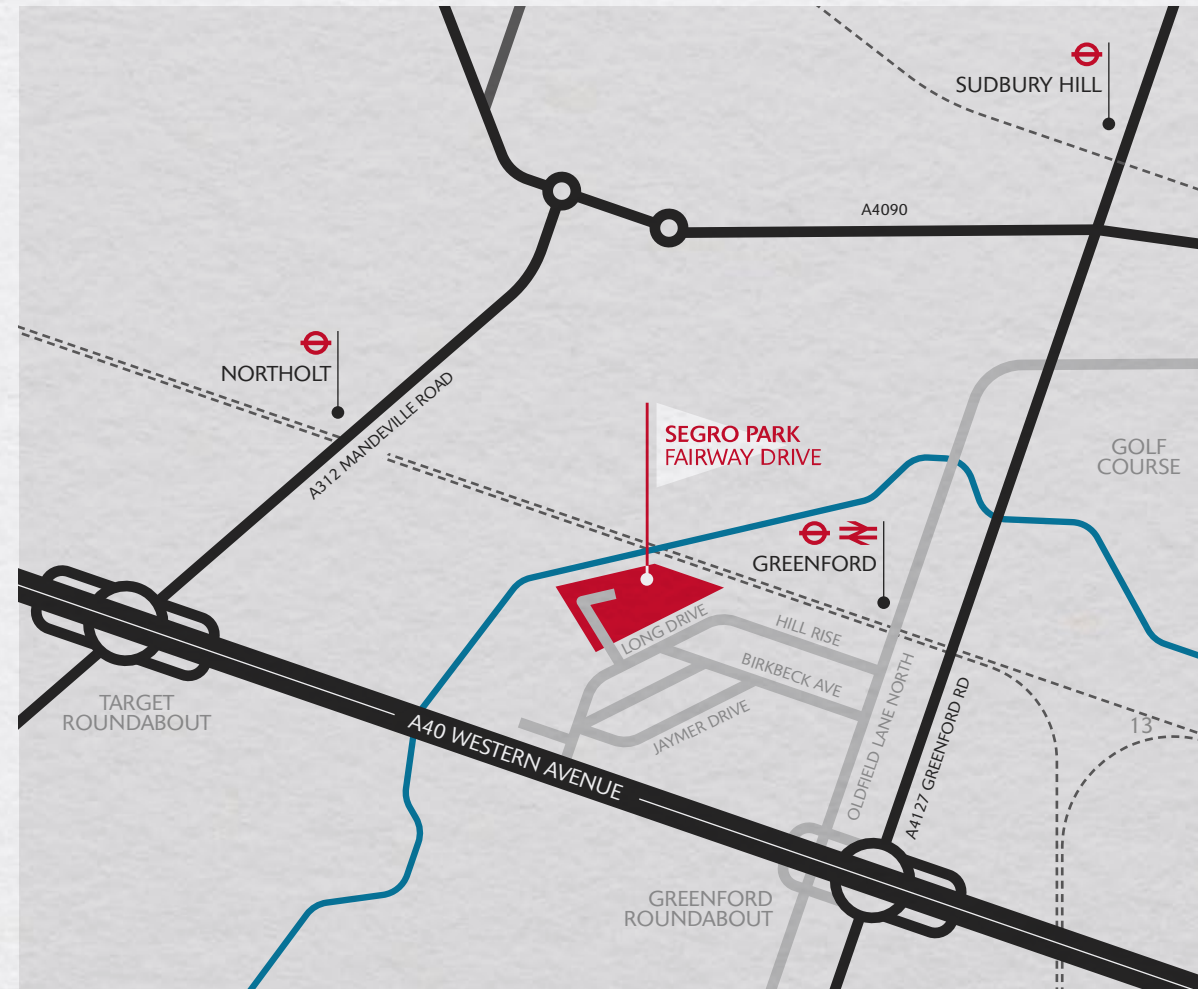
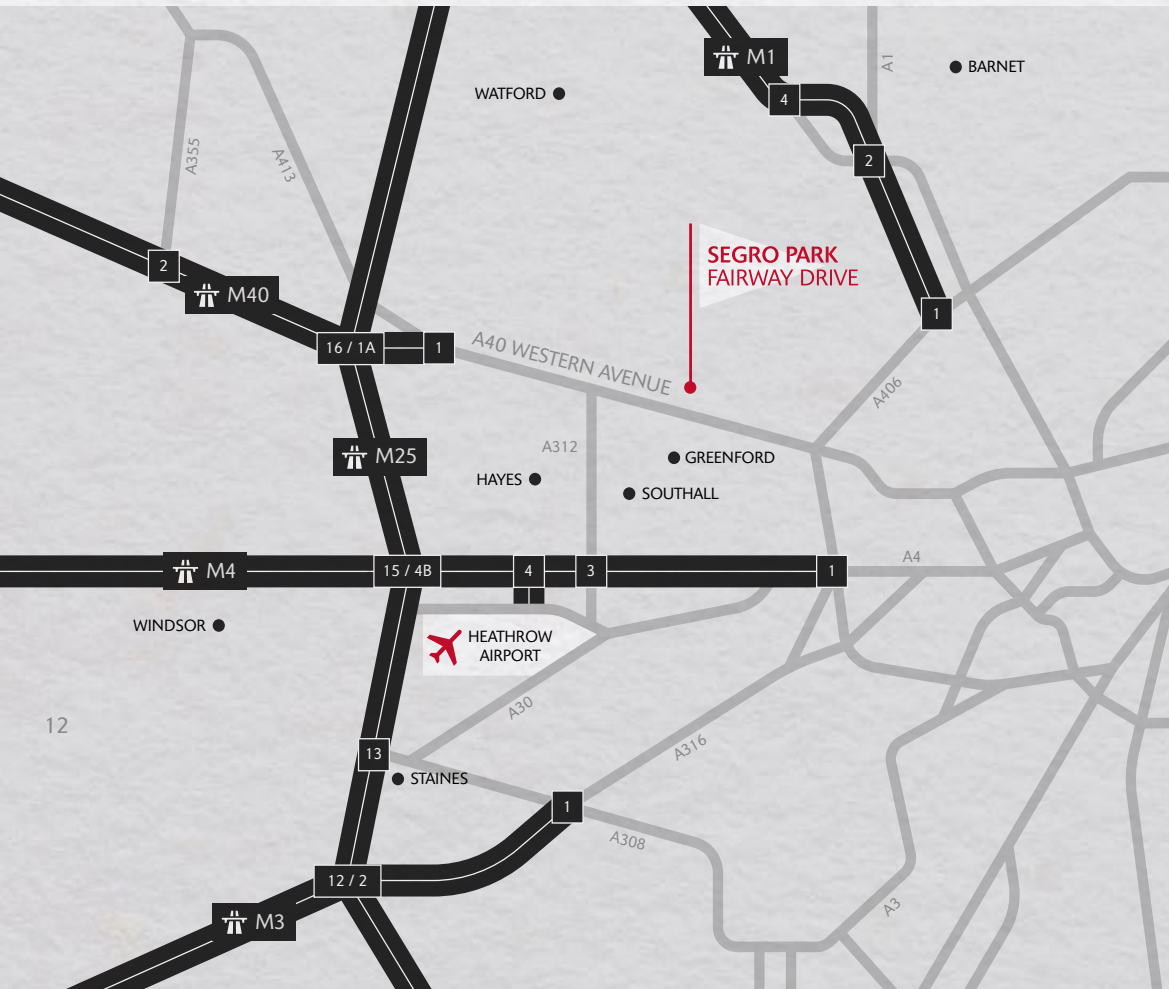


INTERNATIONAL CONNECTIONS


London Heathrow is just 8 miles away, providing freight and passenger flights around the globe.

SEGRO PARK FAIRWAY DRIVE

LOCATION



ONWARDS & UPWARDS

	A40	0.4 MILES
	M4 (JUNCTION 3)	0.7 MILES
	M1 (JUNCTION 1)	7.1 MILES
	M40 (JUNCTION 1)	8 MILES
	M25 (JUNCTION 16)	9 MILES
	CENTRAL LONDON	11 MILES

	HEATHROW AIRPORT	8 MILES
	GREENFORD STATION CENTRAL LINE	0.8 MILES
	NORTHOLT CENTRAL LINE	1.5 MILES

Source: maps.google.com

A CLEAR VISION FOR THE FUTURE

This new unit at SEGRO Park Fairway Drive has been designed to enable businesses to reduce their carbon footprint and deliver financial efficiencies for every occupier.

Constructing energy-efficient buildings using sustainable materials, incorporating renewable energy and zero carbon technologies and landscaping throughout the estate will make SEGRO Park Fairway Drive the perfect choice for occupiers and their workforce.

SEGRO is a Gold Leaf member of the UK Green Building Council.



- BREEAM 'Excellent' (targeting)
- EPC rating 'A+' (targeting)
- Carbon Neutral base build in operation
- Photovoltaic (PV) panels
- Efficient LED lighting
- Electric charging for cars, HGV and vans

BREEAM®
★★★★★



EPC A+



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FUTURE. FORWARD. FOREFRONT.

EXTENSIVE REGENERATION ACROSS THE ESTATE TO PUT OUR CUSTOMERS FIRST

Our customers' wellbeing is at the very heart of SEGRO Park Fairway Drive's regeneration with new outdoor spaces for staff, cycle and car parking - including electric car charging facilities.

The wider redevelopment of the estate will create a new secure modern place for work, from a new 24/7 manned security gatehouse and upgraded access road to improved landscaping and acoustic fences designed for a comfortable and considered environment.



Redevelopment of units 11-18



Acoustic fences



New estate lighting



New landscaping, footpaths



New CCTV



Green living walls



New roofs and cladding for existing units



New habitats for pollinating insects, birds and bats



New security hut



Cycle facilities



Upgraded access road



Modern office interiors

For more information, please email
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or call our retained agents:



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Molly Powell
Thomas Lukeman
020 3151 8587



Savills
Natasha Ryan
020 3369 1871
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segro.com/parkfairwaydrive

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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 9.7 million square metres of space (104 million square feet) valued at £23.8 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 www.SEGRO.com for further information.

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SEGRO PARK
FAIRWAY DRIVE