

PERIVALE UB6 7RH

SEGRO PARK PERIVALE

UNIT 2

MODERN INDUSTRIAL /
WAREHOUSE UNIT TO LET

33,570 SQ FT (3,119 SQ M)
///HERBS.LATELY.DIME

TO BE REFURBISHED
AVAILABLE NOW



📍 Excellent access onto Western Avenue (A40), providing direct access to Central London and the national motorway network

★ Established estate with well-known occupiers including Mammafiore, Deluxe, Metroline and the BBC

📍 Easily accessible environment for employees with Perivale Underground Station (Central line) a one-minute walk from the estate

★ Recently completed estate-wide improvements to security and health & safety

ACCOMMODATION

	sq ft	sq m
WAREHOUSE	29,734	2,762
GROUND FLOOR OFFICE	1,906	177
FIRST FLOOR OFFICE	1,930	179
TOTAL	33,570	3,119

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

SPECIFICATION

- To be refurbished
- 6m clear height rising to 8.6m
- 160 kVA
- 2 dock level doors
- 2 level access loading doors (1 via ramp)
- 24/7 on-site security
- EPC C (to be re-assessed post refurbishment)

DRIVING DISTANCES

Perivale 📍	0.2 miles
A40	0.5 miles
M1 (J1)	6.4 miles
M40 (J1A)	8.4 miles
M25 (J16)	9.8 miles
Heathrow Airport	9.8 miles
Central London	10.6 miles

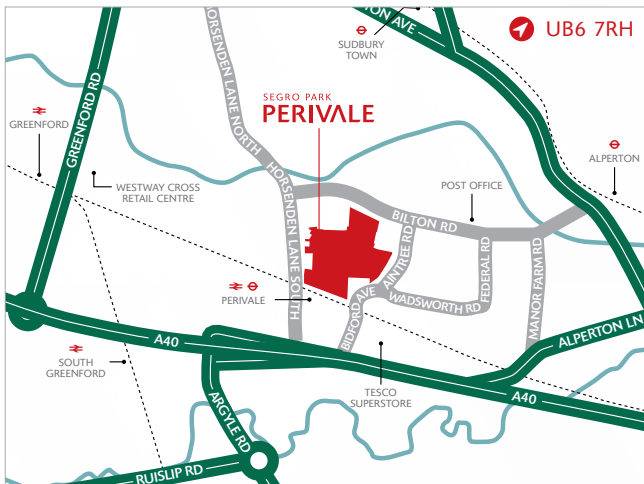
Source: Google maps

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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKPERIVALE

Or, alternatively, please contact the joint agents:



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