

**SEGRO PARK**  
FAIRWAY DRIVE

AVAILABLE NOW  
TO BE FULLY REFURBISHED

# UNIT 22

GREENFORD UB6 8PW



Indicative image



Indicative image

**TO LET**  
**WAREHOUSE / PRODUCTION UNIT**  
**WITH SECURE YARD**

**36,636 SQ FT (3,404 SQ M)**  
**///DROVE.GIFTS.PURPLE**

**SEGRO**

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

**Easily accessible** for employees with Greenford Main Line and Underground (Central line) Station within a 15 minute walk

**Close proximity** to local shops, cafés, post office and Westway Cross Retail Centre

**Well managed estate** with occupiers including Belazu, Kanada-Ya and Wholegood

FOR MORE INFORMATION  
[SEGRO.COM/FAIRWAYDRIVE](http://SEGRO.COM/FAIRWAYDRIVE)



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## 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.

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## ACCOMMODATION

WAREHOUSE	32,990 sq ft
GROUND FLOOR ANCILLARY*	1,978 sq ft
FIRST FLOOR ANCILLARY	1,668 sq ft
<b>Total</b>	<b>36,636 sq ft (3,404 sq m)</b>

(All areas are approximate and measured on a Gross External basis)  
 \*Includes undercroft

## SPECIFICATION

- To be fully refurbished
- 6.73m eaves height
- 7 level access loading door
- Designated parking
- Secure gated yard
- 3-phase power
- EPC C-75

## DISTANCES

A40	0.5 miles
GREENFORD	0.7 miles
M40 (J1)	6.2 miles
M4 (J3)	6.8 miles
M1 (J1)	7.6 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 miles

Source: Google maps

