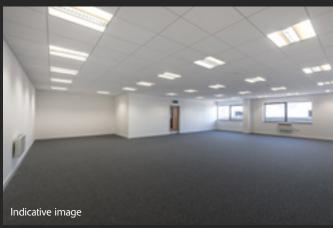
SEGRO PARK FAIRWAY DRIVE

UNIT 22

GREENFORD UB6 8PW







TO LET WAREHOUSE / PRODUCTION UNIT WITH SECURE YARD

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



- 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



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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 for further information.

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ACCOMMODATION

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

(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

