

AVAILABLE NOW



# UNIT 35

## SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



- ✓ **Firmly established** and highly sought after estate
- ✓ **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 National Rail Station
- ★ **SEGRO Park Greenford Central** is home to established occupiers:



## ACCOMMODATION

WAREHOUSE	1,747 sq ft
GROUND FLOOR OFFICE	256 sq ft
FIRST FLOOR OFFICE	637 sq ft
<b>TOTAL</b>	<b>2,641 sq ft</b> (245 sq m)

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

## SPECIFICATION

- To be refurbished
- 6.50m clear internal height
- First and ground floor offices
- 1 loading door
- 3-phase power
- EV charging points available
- EPC B32

## 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

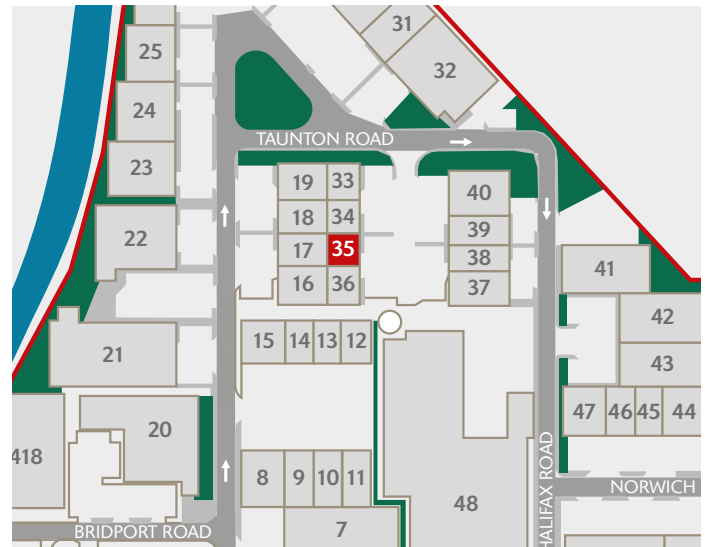
Source: Google maps

## 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 10.4 million square metres of space (112 million square feet) valued at £20.7 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.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKGREENFORDCENTRAL](http://SEGRO.COM/PARKGREENFORDCENTRAL)**

Or, alternatively, please contact the joint agents:



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