

AVAILABLE NOW



# UNIT 33

## SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



TO BE REFURBISHED (LIGHT REFURBISHMENT)

WAREHOUSE / INDUSTRIAL UNIT

**3,245 SQ FT (301 SQ M)**  
**///FETCH.STREAM.SQUAD**

- ✓ **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

GROUND FLOOR WAREHOUSE	2,528 sq ft
GROUND FLOOR OFFICE	717 sq ft
<b>TOTAL</b>	<b>3,245 sq ft</b> (301 sq m)

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

#### SPECIFICATION

- To be refurbished
- 6.40m eaves height
- 1 level access loading door
- Designated parking
- 3-phase power
- EPC D-83

#### 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

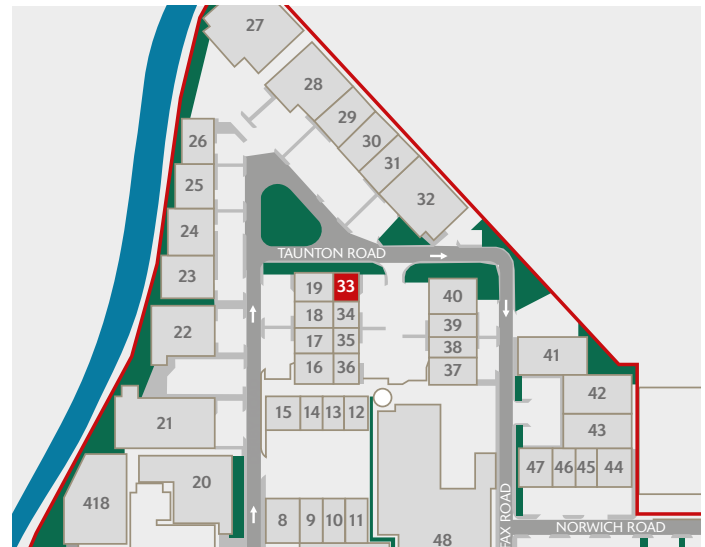
Source: Google maps

#### 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 10.3 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.



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

Or, alternatively, please contact the joint agents:



Jake Huntley  
020 3369 0518  
Charlie Wing  
020 3369 0532  
Maddie Moriarty  
020 3369 0586



Alex Kington  
020 3151 2280  
Callum Moloney  
020 3151 2217



James Miller  
020 3151 2258  
Katy Kenealy  
020 3151 9843

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact [marcomms@SEGRO.com](mailto:marcomms@SEGRO.com). 05/24.

