

AVAILABLE NOW



UNIT 14

GREENFORD PARK

GREENFORD UB6 0AZ



TO LET

INDUSTRIAL WAREHOUSE UNIT
IN THE HEART OF WEST LONDON

5,932 SQ FT (551 SQ M)
///LABELS.VIEW.SAILOR

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

Easily accessible environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance

Established estate with well-known occupiers including DHL, Tesco, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's

Secure estate with 24-hour on-site security, CCTV and gatehouse

ACCOMMODATION




WAREHOUSE	4,628 sq ft
GROUND FLOOR OFFICE	313 sq ft
FIRST FLOOR OFFICE	991 sq ft
TOTAL	5,932 sq ft (551 sq m)

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

SPECIFICATION

- Newly refurbished
- Minimum 6m clear height, rising to 8m
- 1 level access loading door
- PV panels
- Three phase power supply up to 69 kVA
- Minimum 3 parking bays, of which 2 are EV-charging
- EPC A+

DISTANCES

A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION 	0.4 miles
SUDBURY HILL STATION 	1.2 miles
NORTHOLT STATION 	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

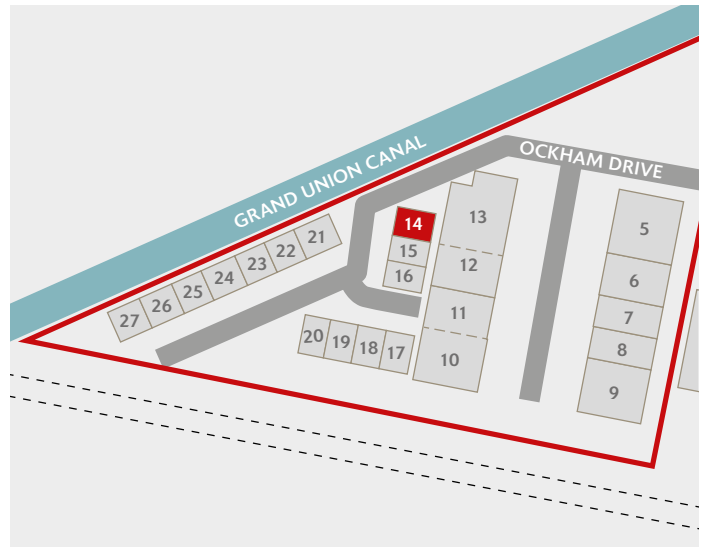
Source: Google maps

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.

UB6 0AZ



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