

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 |
| TOTAL | 2,641 sq ft (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 |

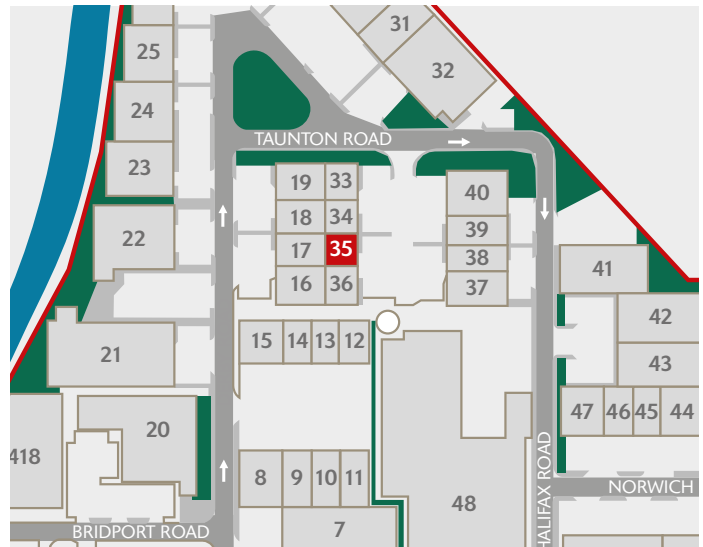
Source: Google maps

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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKGREENFORDCENTRAL

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