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UNIT N

SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



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TO BE REFURBISHED

WAREHOUSE / INDUSTRIAL UNIT

11,961 SQ FT (1,081 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 | 8,200 sq ft |
| MEZZANINE | 3,431 sq ft |
| TOTAL | 11,961 sq ft (1,081 sq m) |

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

SPECIFICATION

- 5.75m clear height
- 1 level access loading door
- 3-phase power
- Allocated parking
- EPC available upon request

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 |

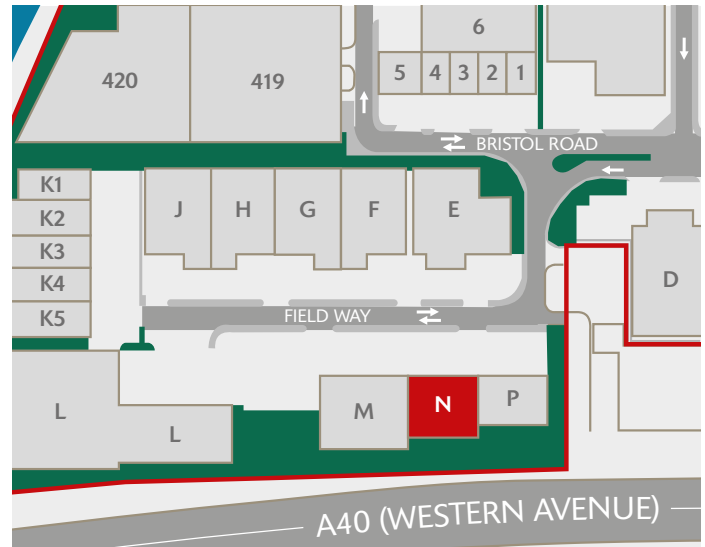
Source: Google maps

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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