

AVAILABLE NOW  
NEWLY REFURBISHED

# UNIT 9

## GREENFORD PARK

GREENFORD UB6 0AZ



TO LET

INDUSTRIAL WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON

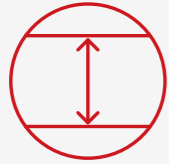
**13,639 SQ FT (1,267 SQ M)**  
**///LABELS.VIEW.SAILOR**



# SPECIFICATION



Recently undergone refurbishment



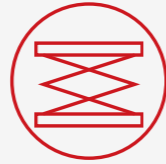
8m clear height



2 level access loading doors



40 kN/m<sup>2</sup> floor loading



1 platform lift



138 kVA power supply



Allocated parking



10 parking bays, of which 6 have EV charging



Solar PV panels



Living moss wall



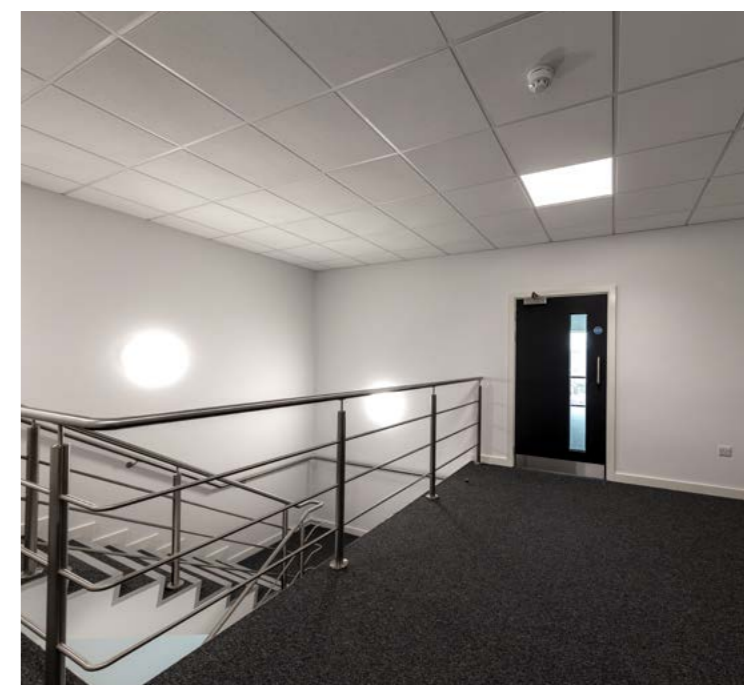
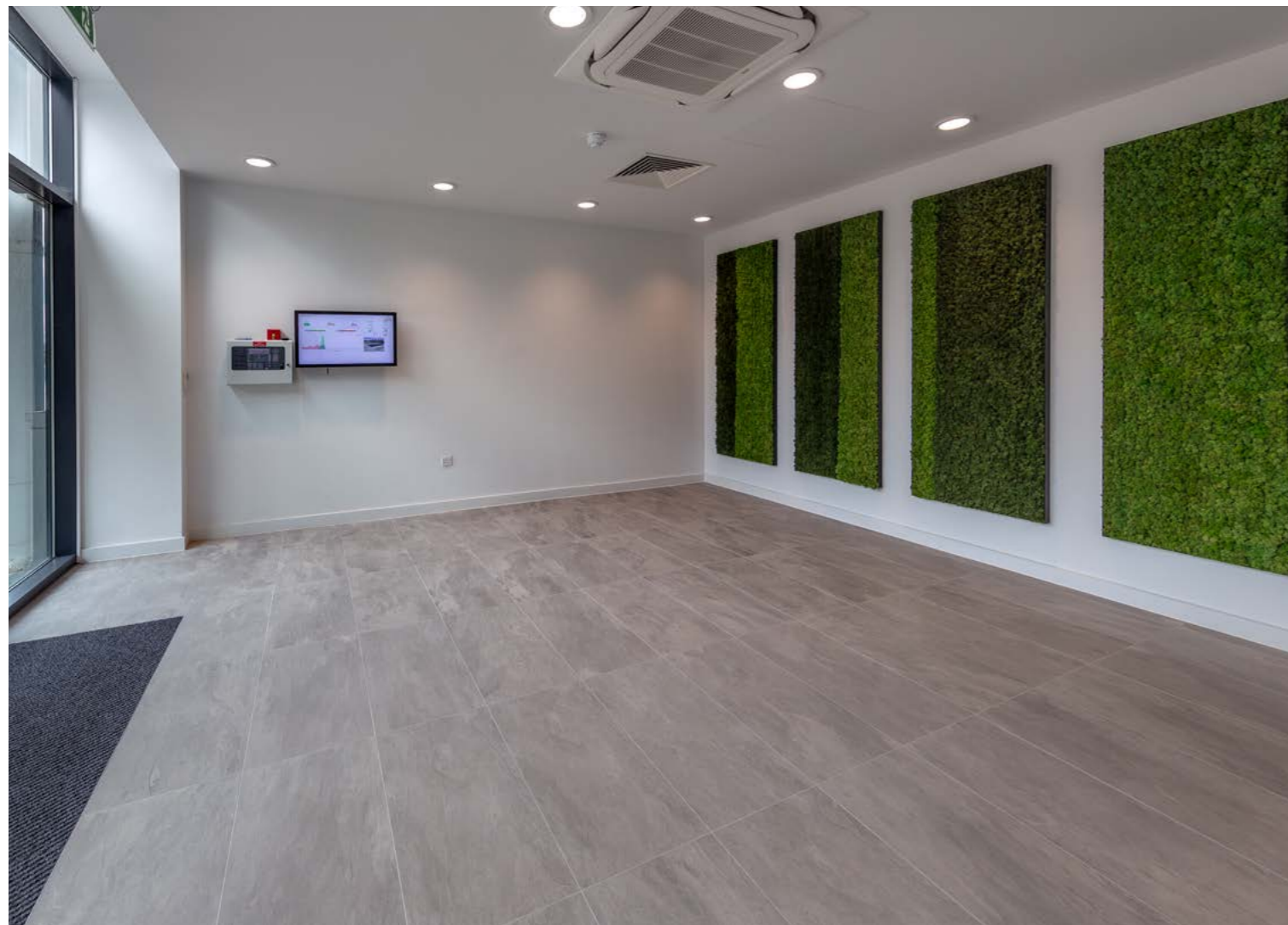
An A+ EPC Rating



# ACCOMMODATION

WAREHOUSE	11,362 sq ft
GROUND FLOOR OFFICE	881 sq ft
FIRST FLOOR OFFICE	1,396 sq ft
<b>TOTAL</b>	<b>13,639 sq ft (1,267 sq m)</b>

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





**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

#### DISTANCES

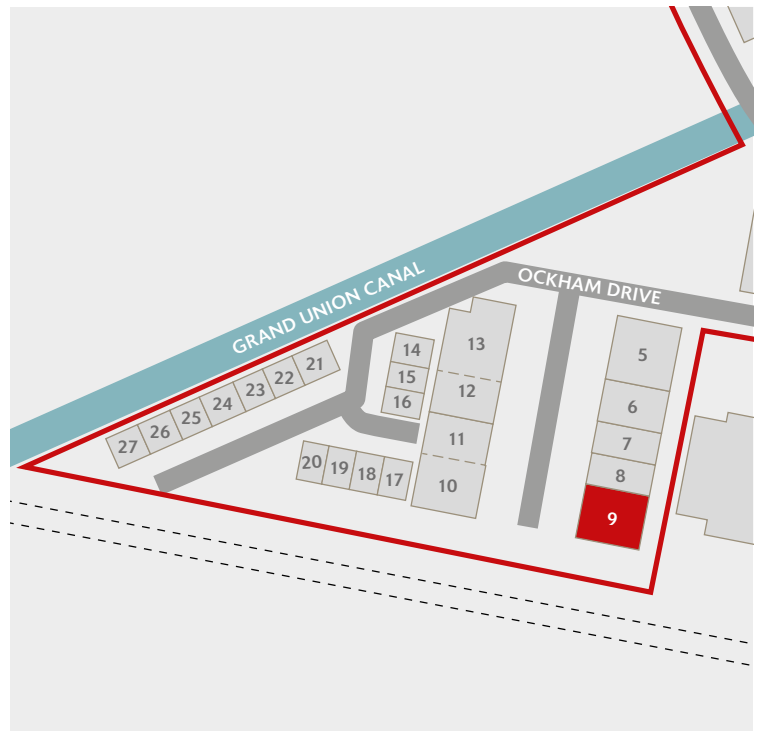
A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
SUDBURY HILL STATION	1.2 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
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