

AVAILABLE



UNIT K1

SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



TO BE REFURBISHED (LIGHT REFURBISHMENT).

WAREHOUSE / INDUSTRIAL UNIT

5,498 SQ FT (511 SQ M)

- ✓ **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	4,780 sq ft
FIRST FLOOR	718 sq ft
TOTAL	5,498 sq ft (511 sq m)

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

DESCRIPTION

Unit K1 is an end of terrace, industrial warehouse property incorporating office accommodation, toilet and kitchen facilities and an external forecourt.

SPECIFICATION

- 1 level access loading door
- 10 car parking spaces
- c.5.6m clear eaves height
- 3-phase power
- EPC rating: B – 47

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 9.9 million square metres of space (106 million square feet) valued at £20.9 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
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