SEGRO PARK
PERIVALE

UNIT 29-30

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

47,191 SQ FT (4,384 SQ M)

**TO BE REFURBISHED
AVAILABLE NOW**

Indicative Image

SEGRO.com/parkperivale

SEGRO

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

- Established estate with well-known occupiers including Mammafiore, Deluxe, Metroline and the BBC

- Easily accessible environment for employees with Perivale Underground Station (Central line) a one-minute walk from the estate

- Recently completed estate-wide improvements to security and health & safety

ACCOMMODATION

WAREHOUSE	38,479 sq ft
GROUND FLOOR OFFICE	4,033 sq ft
FIRST FLOOR OFFICE	4,679 sq ft
TOTAL	**47,191 sq ft (4,384 sq m)**

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

SPECIFICATION

- To be refurbished
- 6m eaves height, rising to 8.7m
- Ground and first floor offices
- 5 level access loading doors
- Cross loading
- 38 car parking spaces
- 200 kVA power supply
- 24 hour estate security
- LED warehouse lighting
- EPC available upon request

DRIVING DISTANCES

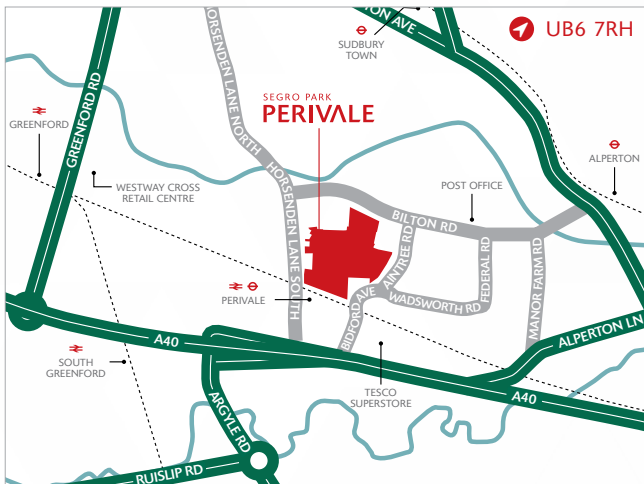|	
Perivale ⊖	0.2 miles
A40	0.5 miles
M1 (J1)	6.4 miles
M40 (J1A)	8.4 miles
M25 (J16)	9.8 miles
Heathrow Airport	9.8 miles
Central London	10.6 miles

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 7RH

FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKPERIVALE

Or, alternatively, please contact the joint agents:

JLL

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