AVAILABLE





UNIT K2 SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ

TO BE REFURBISHED (LIGHT REFURBISHMENT). WAREHOUSE / INDUSTRIAL UNIT

6,278 SQ FT (583 SQ M)



SEGRO.com/parkroyal

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:

Dulux



ACCOMMODATION

| TOTAL | 6,278 sq ft (583 sq m) |
|------------------------|---------------------------|
| FIRST FLOOR OFFICES | 711 sq ft |
| GROUND FLOOR OFFICES | 711 sq ft |
| GROUND FLOOR WAREHOUSE | 5,567 sq ft |

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

DESCRIPTION

Unit K2 is a mid terrace, industrial warehouse property incorporating office accommodation, toilet and kitchen facilities and an external forecourt.

SPECIFICATION

- 2 level access loading doors
- c.5.6m clear eaves height
- 8 car parking spaces
 3-phase power
- EPC rating: B 38

DISTANCES

| 0.2 miles |
|------------|
| 0.8 miles |
| 7.1 miles |
| 7.6 miles |
| 8.0 miles |
| 9.4 miles |
| 12.3 miles |
| |

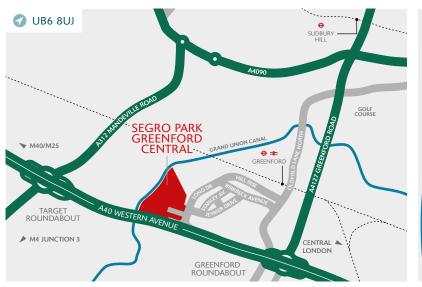
Source: Google maps

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 SEGRO.COM/PARKGREENFORDCENTRAL

Or, alternatively, please contact the joint agents:



Jake Huntley 020 3369 0518 Charlie Wing 020 3369 0532 Maddie Moriarty 020 3369 0586

SEGRO



Alex Kington 020 3151 2280 Callum Moloney 020 3151 2217



James Miller 020 3151 2258 Katy Kenealy 020 3151 9843 The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 04/23.