

PERIVALE UB6 7RH

# SEGRO PARK PERIVALE

## UNIT 6

MODERN INDUSTRIAL /  
WAREHOUSE UNIT TO LET

**9,140 SQ FT (849 SQ M)**  
**///HERBS.LATELY.DIME**

LET AS SEEN  
AVAILABLE NOW



**📍 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	7,792 sq ft
GROUND FLOOR OFFICE	675 sq ft
FIRST FLOOR OFFICE	673 sq ft
<b>TOTAL</b>	<b>9,140 sq ft (849 sq m)</b>

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

## SPECIFICATION

- Let as seen
- 5.1m clear eaves height
- 3-phase power supply
- 69 kVA
- 2 roller shutter doors
- Two storey offices to front of the property
- Male and female WCs on the ground floor
- Demised forecourt with at least 4 parking spaces
- EPC C - 74

## 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

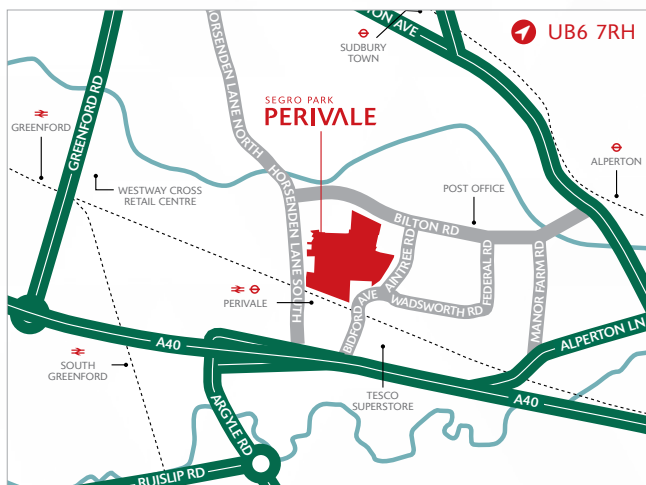
Source: Google maps

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



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKPERIVALE](http://SEGRO.COM/PARKPERIVALE)**

Or, alternatively, please contact the joint agents:



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