

AVAILABLE NOW



UNIT 9

GREENFORD PARK


GREENFORD UB6 0AZ





TO LET


INDUSTRIAL WAREHOUSE UNIT
IN THE HEART OF WEST LONDON

13,469 SQ FT (1,252 SQ M)

 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, DFS, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's

 Secure estate with 24-hour on-site security, CCTV and gatehouse

ACCOMMODATION

WAREHOUSE	12,069 sq ft
FIRST FLOOR	1,400 sq ft
TOTAL	13,469 sq ft (1,251 sq m)

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

DISTANCES

A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 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

SPECIFICATION

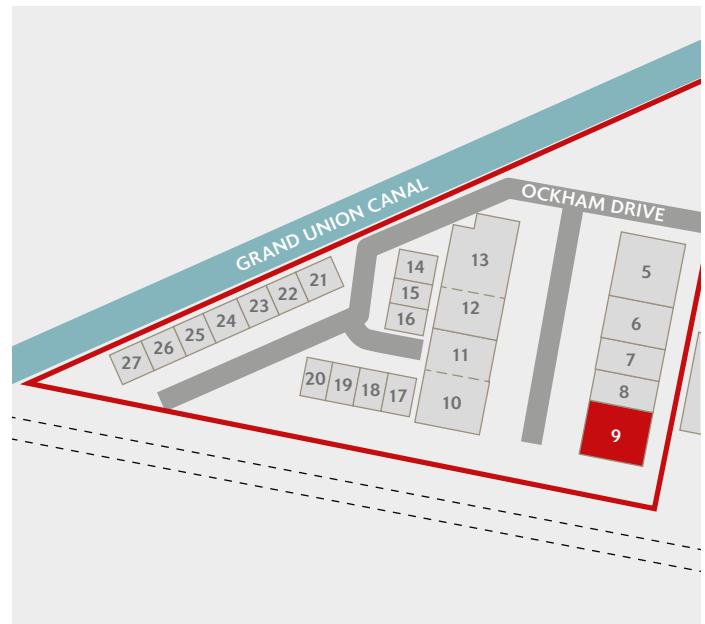
- 2 level access loading doors
- Ground floor reception
- WC at both ground and first floor
- EPC rating available on request
- 8m clear eaves height
- 170 kVa power
- 40kVN/m2 floor loading
- 1 platform lift

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/PARKGREENFORD

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