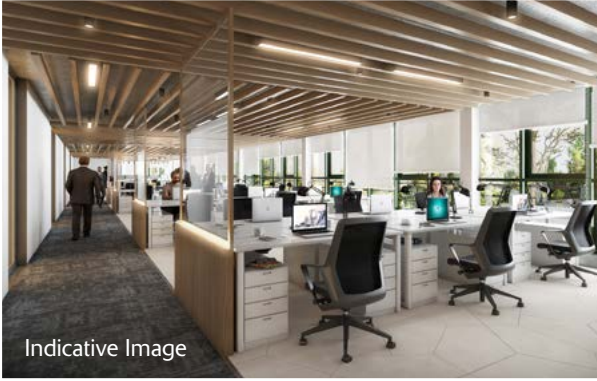


AVAILABLE NOW



UNIT 2

AURIOL DRIVE

GREENFORD UB6 0AZ



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

TOTAL 32,709 sq ft
(3,039 sq m)

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

SPECIFICATION

- To be refurbished
- 8m clear height
- 3-phase electricity supply
- Allocated parking
- 4 level access loading doors
- EV parking bays
- Cycle shelters
- Living wall with built in irrigation system
- New heat pump / AC system
- Photovoltaic panels
- LED lighting to warehouse and offices
- Rain water harvesting system
- Smart buildings meters installed and ready to use
- BREEAM target rating – Outstanding
- EPC rating available upon request

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

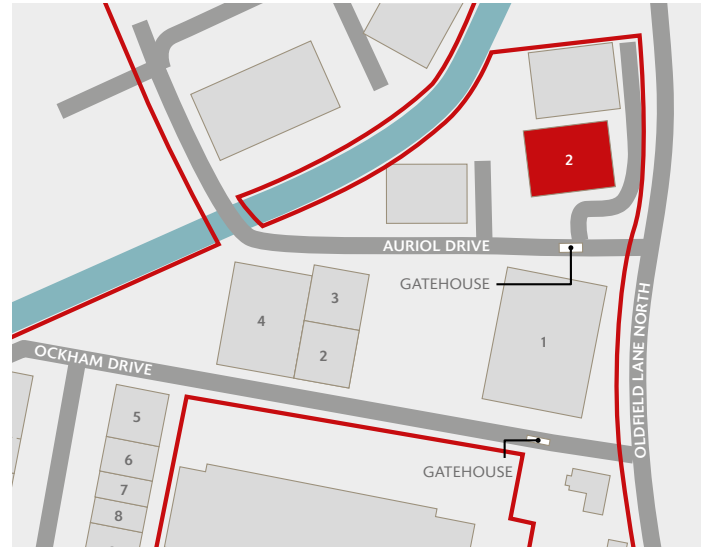
Source: Google maps

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

Or, alternatively, please contact the joint agents:



James Miller
020 3151 3528
Katy Kenealy
020 3369 0582



Robert Cohu
020 3151 3554
Will Fennell
020 3369 0784
Niamh Bell
020 3369 0831



Patrick Rosso
01895 770240
Isa Naem
01895 770084

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.

SEGRO

SEGRO.com