

AVAILABLE

# UNIT M

## SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



TO BE REFURBISHED (LIGHT REFURBISHMENT).

WAREHOUSE / INDUSTRIAL UNIT

**12,039 SQ FT (1,118 SQ M)**

- ✓ 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:

### ACCOMMODATION

GROUND FLOOR	12,039 sq ft
FIRST FLOOR	N/A
TOTAL	12,039 sq ft (1,118 sq m)

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

### DESCRIPTION

Unit M is an end of terrace, industrial warehouse property with integral ancillary office accommodation, incorporating WC facilities, and an external forecourt.

### SPECIFICATION

- 2 level access loading doors
- c.5.5m clear eaves height
- 3-phase power
- 687m<sup>2</sup> yard area
- 49m<sup>2</sup> car parking area
- EPC rating: D – 84

### DISTANCES

A40	0.2 miles
GREENFORD 🚉	0.8 miles
M4 (J3)	7.1 miles
M1 (J1)	7.6 miles
M40 (J1)	8.0 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 miles

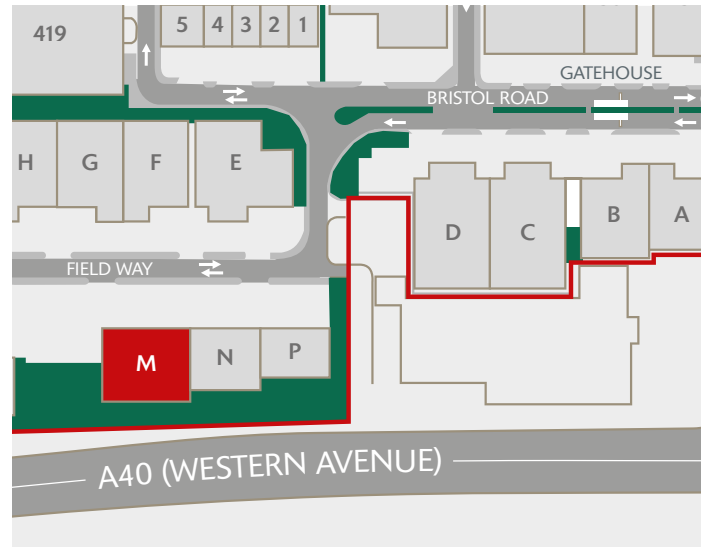
Source: Google maps

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



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

Or, alternatively, please contact the joint agents:



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