



AVAILABLE

# UNITS 49-50

## SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



**TO BE REFURBISHED.**

WAREHOUSE / INDUSTRIAL UNIT  
FOR TRADE COUNTER COMPANIES

**37,748 SQ FT (3,507 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 trade occupiers:

#### ACCOMMODATION

GROUND FLOOR	33,369 sq ft
FIRST FLOOR	4,378 sq ft
<b>TOTAL</b>	<b>37,748 sq ft</b> (3,507 sq m)

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

#### DESCRIPTION

Unit 49-50 is a standalone, industrial warehouse incorporating two-storey ancillary accommodation with toilet facilities, ground and first floor offices, parking to the front of the unit and a separate yard to the rear of the unit with 2.4m palisade fencing.

#### SPECIFICATION

- 4 level access loading doors
- c.6.2m clear eaves height
- 25 car parking spaces
- 3-phase power
- EPC rating: **Unit 49:** C – 65
- EPC rating: **Unit 50:** C – 69

#### 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

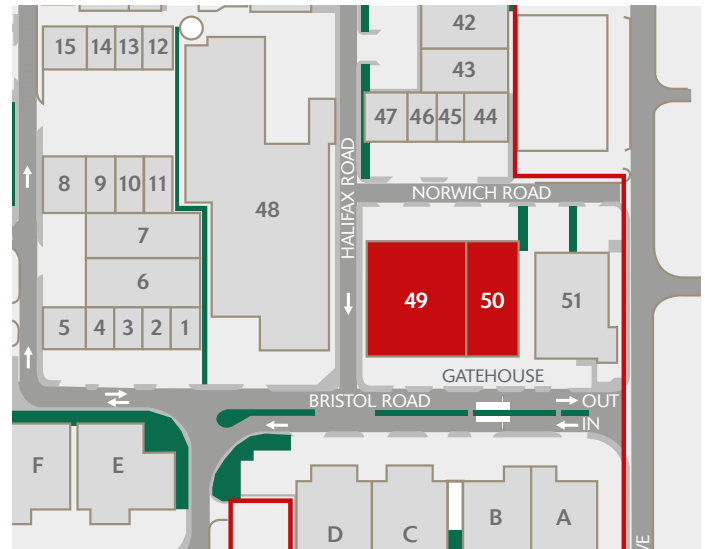
Source: Google maps

#### 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 9.7 million square metres of space (104 million square feet) valued at £23.8 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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