

AVAILABLE



# UNIT P

## SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



**TO BE REFURBISHED (LIGHT REFURBISHMENT).**

WAREHOUSE / INDUSTRIAL UNIT  
FOR TRADE COUNTER COMPANIES

**6,809 SQ FT (633 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

WAREHOUSE	6,050 sq ft
GROUND FLOOR OFFICES	759 sq ft
<b>TOTAL</b>	<b>6,809 sq ft (633 sq m)</b>

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

#### DESCRIPTION

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

#### SPECIFICATION

- 1 level access loading door
- c.5.5m clear eaves height
- 3-phase power
- 118m<sup>2</sup> yard area
- 424m<sup>2</sup> car parking area
- EPC rating: E – 105

#### 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

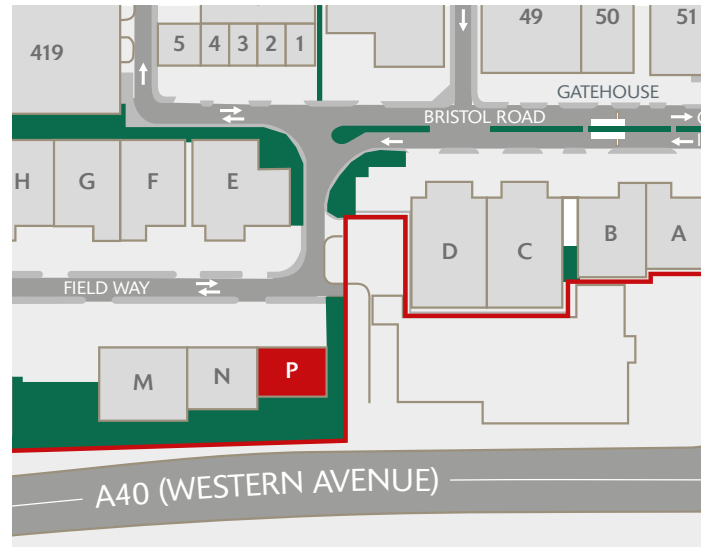
Source: Google maps

#### 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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