





UNIT K1 SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ





- 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

TOTAL	5,498 sq ft (511 sq m)
FIRST FLOOR	718 sq ft
GROUND FLOOR	4,780 sq ft

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

DESCRIPTION

Unit K1 is an end of terrace, industrial warehouse property incorporating office accommodation, toilet and kitchen facilities and an external forecourt.

SPECIFICATION

- 1 level access loading door
- · c.5.6m clear eaves height

eurocell

- 10 car parking spaces
- 3-phase power
- EPC rating: B 47

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

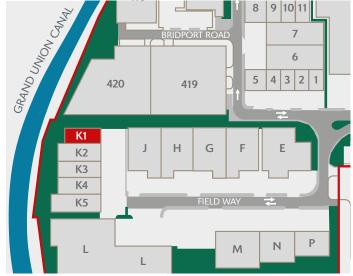
ABOUT SEGRO

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 for further information.





FOR MORE INFORMATION, PLEASE VISIT

SEGRO.COM/PARKGREENFORDCENTRAL

Or, alternatively, please contact the joint agents:



Jake Huntley 020 3369 0518 Charlie Wing 020 3369 0532 Maddie Moriarty

020 3369 0586



Alex Kington 020 3151 2280 Callum Moloney 020 3151 2217



James Miller 020 3151 2258 Katy Kenealy 020 3151 9843

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.



