

AVAILABLE



UNITS 49-50

SEGRO PARK GREENFORD CENTRAL

GREENFORD UB6 8UJ



TO BE REFURBISHED.

WAREHOUSE / INDUSTRIAL UNIT

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 occupiers:



ACCOMMODATION

UNIT 49 GROUND FLOOR	22,206 sq ft
UNIT 49 FIRST FLOOR	2,908 sq ft
TOTAL	25,115 sq ft (2,333 sq m)
UNIT 50 GROUND FLOOR	11,163 sq ft
UNIT 50 FIRST FLOOR	1,470 sq ft
TOTAL	12,633 sq ft (1,173 sq m)

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

SPECIFICATION

- 4 level access loading doors
- c.6.2m clear eaves height
- 2.4m palisade fencing
- 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

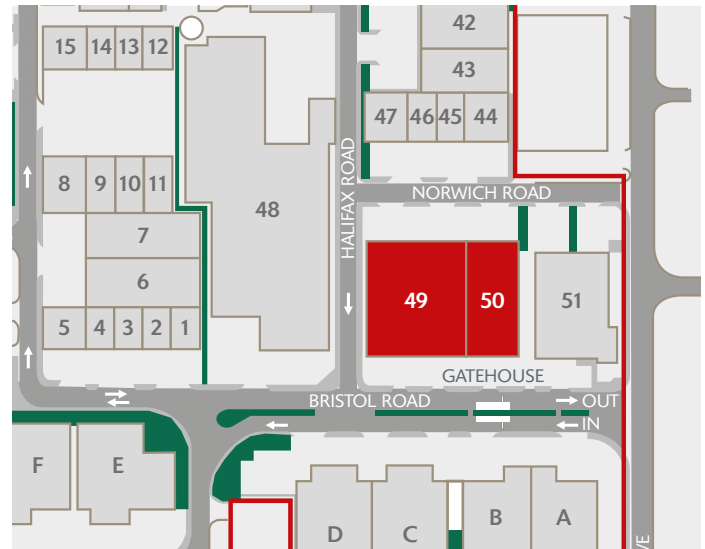
Source: Google maps

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 9.9 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

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