

AVAILABLE NOW

NEWLY REFURBISHED



UNIT 2

AURIOL DRIVE

GREENFORD UB6 0AZ



TO LET

**HIGHLY SUSTAINABLE,
STATE-OF-THE-ART WAREHOUSE**

32,709 SQ FT (3,039 SQ M)

32,709 SQ FT INDUSTRIAL UNIT MARKS SEGRO'S MOST SUSTAINABLE REFURBISHMENT TO DATE, BOASTING BOTH OUTSTANDING SUSTAINABILITY CREDENTIALS AND FEATURES.



An A+ EPC Rating



'Outstanding' BREEAM credentials (target)



Internal and external living plant walls



EV charging bays



Solar PV panels



Real time energy data capture technology



ACCOMMODATION

WAREHOUSE	27,421 sq ft
GROUND FLOOR OFFICES	1,233 sq ft
FIRST FLOOR OFFICES	4,056 sq ft
TOTAL	32,709 sq ft (3,039 sq m)

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



SPECIFICATION



New heat pump / AC system



Cycle racks and changing facilities



Rainwater harvesting



Internal air quality sensors



Bug hotels to help increase bio-diversity efforts



LED lighting to warehouse and offices



Recently undergone extensive refurbishment



8m clear height



3-phase electricity supply







Allocated parking



4 level access loading doors



NEWLY REFURBISHED UNIT ON AN ESTABLISHED AND SECURE ESTATE JUST 30 MINUTES AWAY FROM CENTRAL LONDON

-  **Excellent access** onto Western Avenue (A40), providing direct links to Central London and the national motorway network
-  **Easily accessible** environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance
-  **Established estate** with well-known occupiers including DHL, DFS, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's
-  **Secure estate** with 24-hour on-site security, CCTV and gatehouse

DISTANCES

A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 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/PARKGREENFORD

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