

AVAILABLE NOW

UNIT 18

METROPOLITAN PARK

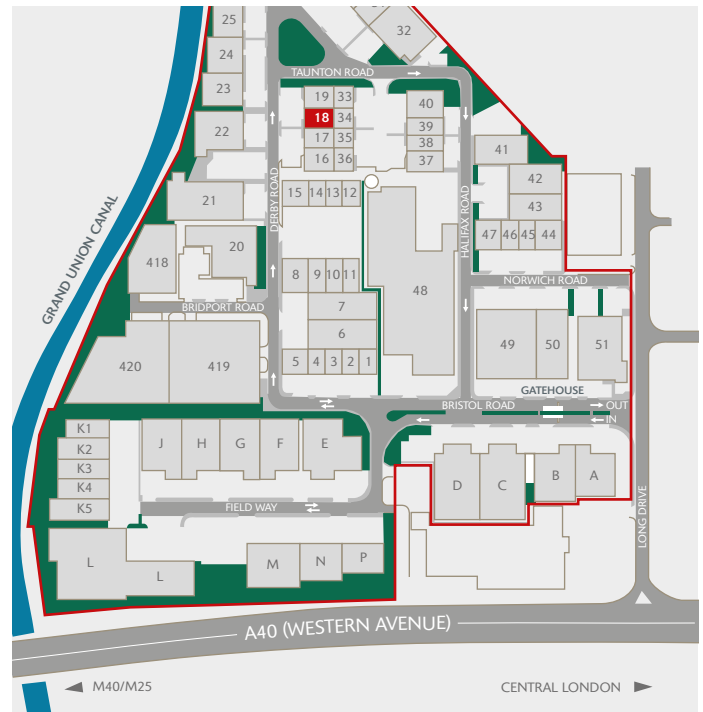
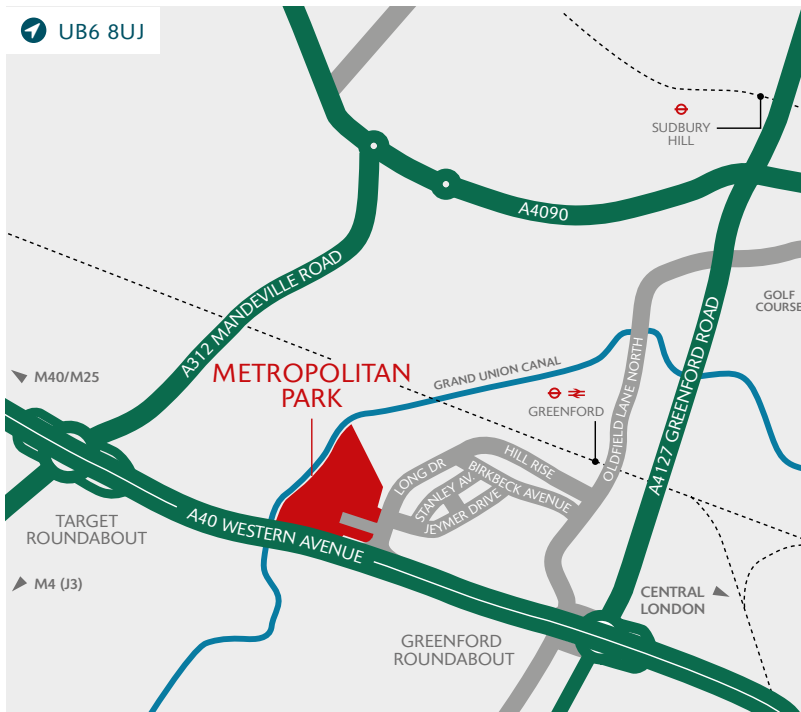
GREENFORD UB6 8UJ



TO LET

INDUSTRIAL / WAREHOUSE UNIT SUITABLE
FOR TRADE COUNTER OPERATIONS,
ADJACENT TO THE A40

3,519 SQ FT (327 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**
- ★ **Trade occupiers on the estate include Plumb Center, Eurocell Plastics, Hire Station, Bansal, Brandon Tool Hire and Pipe Center and Ashworth**

ACCOMMODATION

WAREHOUSE	2,399 sq ft
GROUND FLOOR ANCILLARY	560 sq ft
FIRST FLOOR ANCILLARY	560 sq ft
TOTAL	3,519 sq ft (327 sq m)

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

SPECIFICATION

- Fitted first floor offices
- Modern glazed frontage
- 5.97m minimum clear height
- Electric up-and-over level loading doors
- 3-phase power
- Gas
- WCs
- 5 car parking spaces
- EPC rating: C – 68

DISTANCES

GREENFORD UNDERGROUND STN.	0.8 miles
A40	0.2 miles
M4	6.2 miles
M40 (JUNCTION 1)	7.2 miles
M1	7.4 miles
HEATHROW	9.1 miles
CENTRAL LONDON	10.4 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages over six million square metres of space valued at £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 nine other European countries.

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