

SEGRO PARK
FAIRWAY DRIVE

TO THE
FORE

NEW INDUSTRIAL / WAREHOUSE UNITS
TO LET: FROM 32,000 – 37,000 SQ FT

UNIT B AVAILABLE NOW
UNIT C AVAILABLE FROM Q4 2023

UB6 8PW

SEGro PARK FAIRWAY DRIVE.
THREE NEW GRADE A LOGISTIC
UNITS DESIGNED TO EXCEED
CUSTOMER DEMANDS FOR
TODAY AND TOMORROW

FUTURE THINKING



10m
Eaves heights



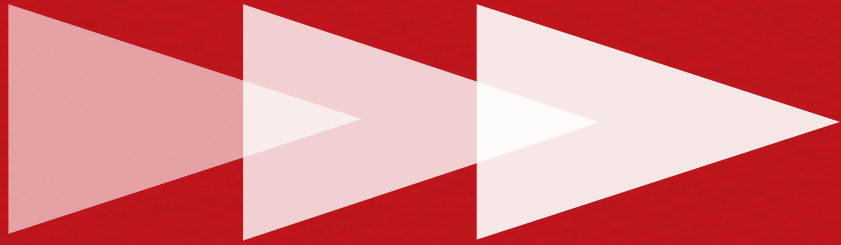
30m – 50m
Yard depths



Dock and
ground level
loading doors

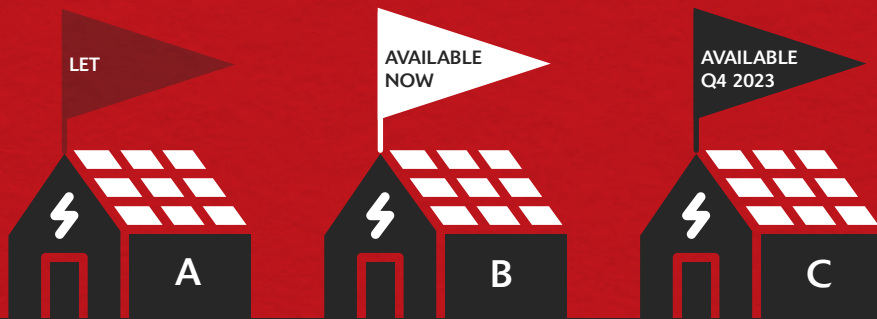


Floor loading
50 kN/sqm



FAST FORWARD

BRAND NEW, BEST-IN-CLASS, CARBON NEUTRAL UNITS ON ONE OF LONDON'S MOST ESTABLISHED INDUSTRIAL / LOGISTICS PARKS



ESTATE REGENERATION

SEGro is redeveloping seven existing units to create three new warehouse / industrial units. The estate will benefit from a new 24/7 manned security gatehouse and upgraded access road, making for improved estate security and accessibility.



CUSTOMER BENEFITS

Warehouse specification to maximise efficiencies, offering generous yard depths, up to 10m eaves heights, dock and ground level loading doors and parking spaces available for each unit on a new regenerated secure estate.



LOCATION

A proven location for immediate access to the A40 and M40. Benefitting from an experienced local workforce with easy accessibility with Greenford Main Line and Underground (Central line) Station within 0.7 miles of the estate entrance.



SUSTAINABLE

Carbon neutral base build, use of renewable energy incorporating photovoltaic panels and LED lighting. Targeting BREEAM 'Excellent' and an A+ EPC rating.



EPC A+



WELLNESS ENABLED

Improved landscaping in addition to a new pocket park (Unit A) and acoustic fences to create a considered, comfortable and relaxing environment. Electric car charging facilities can be found onsite.

AIMING FOR THE FOREFRONT

EXTENSIVE REGENERATION ACROSS THE ESTATE

The wider redevelopment of the estate will create a new secure modern place for work, from a new 24/7 manned security gatehouse and upgraded access road to improved landscaping and acoustic fences designed for a comfortable and considered environment. Electric car charging facilities will be provided onsite.



- Redevelopment of units 11-18



- New estate lighting



- New CCTV



- New roofs and cladding for existing units



- New security hut



- Upgraded access road



- Acoustic fences



- Improved landscaping and green walls

BEFORE THEY GO

LET

UNIT A

53,660 SQ FT
4,984 SQ M

AVAILABLE
NOW

UNIT B

37,073 SQ FT
3,444 SQ M

AVAILABLE
Q4 2023

UNIT C

32,418 SQ FT
3,012 SQ M



AVAILABILITY

Image of Unit B

SEGRO PARK FAIRWAY DRIVE



Complete and ready for occupation, Unit B offers a modern efficient warehouse/logistic unit with high grade office accomodation incorporated.

THE FOREMOST LOCATION

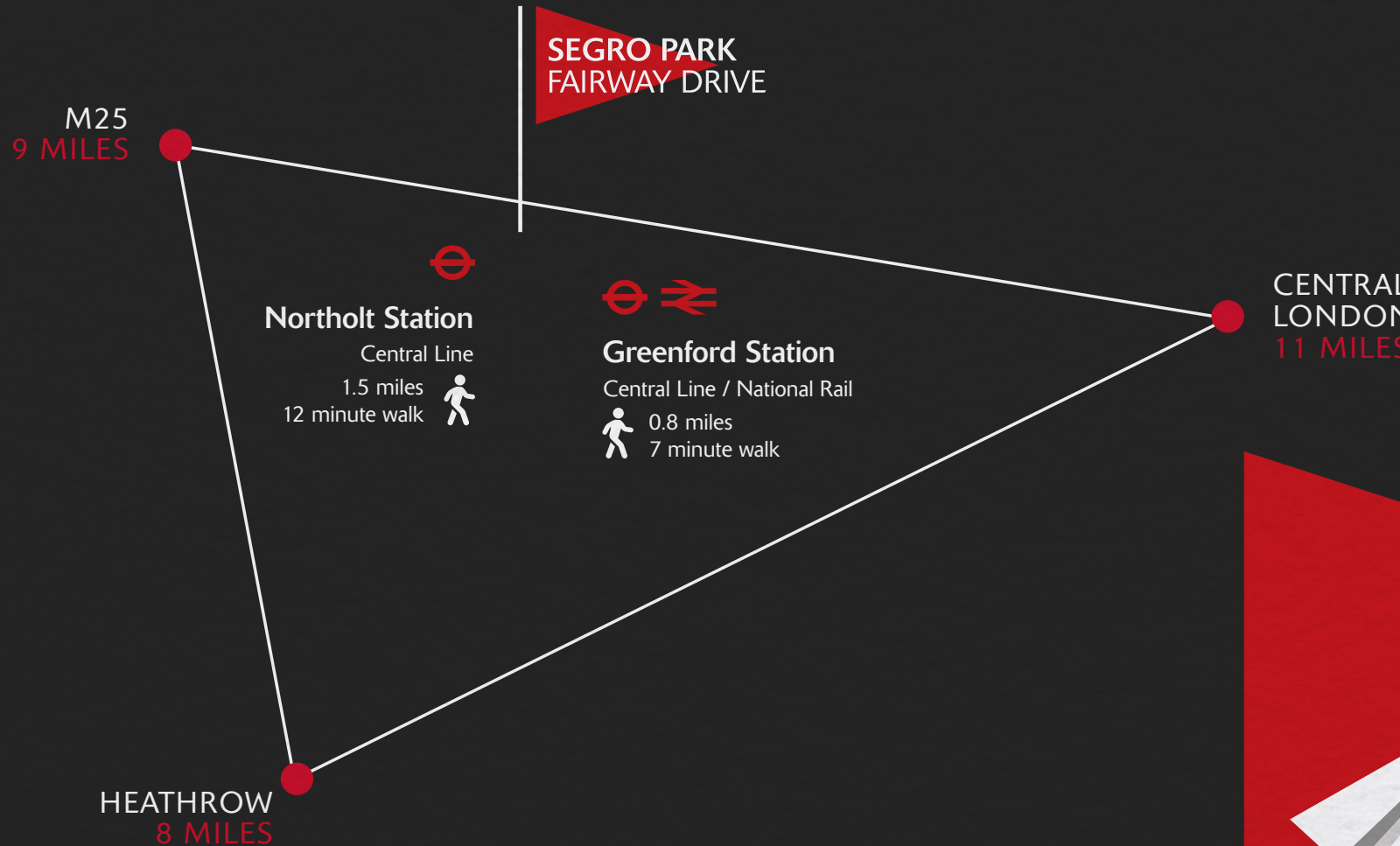
SEGRO Park Fairway Drive is ideally located for logistics across the UK, positioned off the A40 and within easy reach of the M40, M25, M4 and central London.

Going quickly further afield, the M40 (8 miles) and the M25 (9 miles) opens up access to the UK's motorway network.

Two London underground stations and Greenford rail station are within a short walking distance, opening up a huge potential local workforce along with immediate access to central London.



12

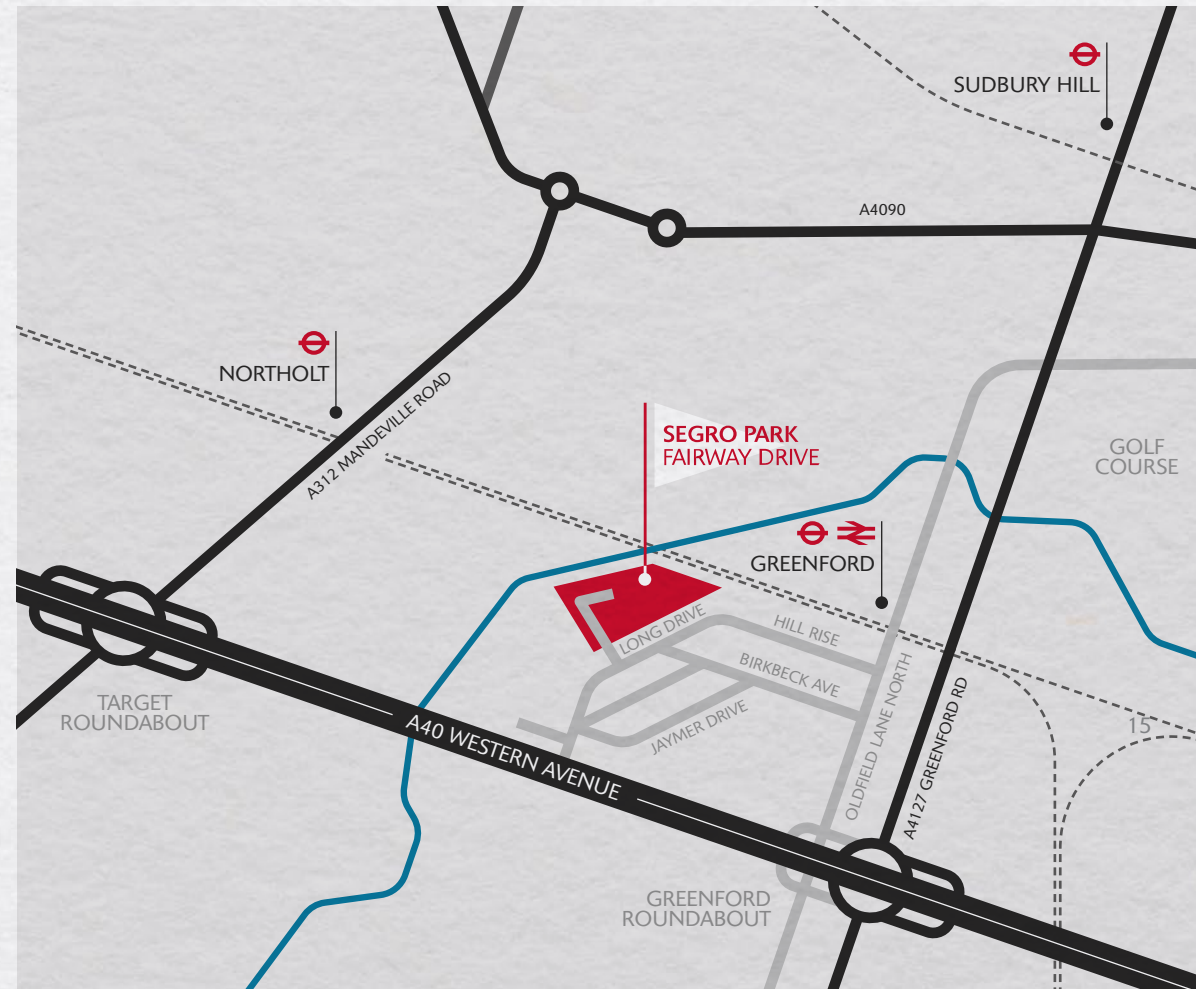
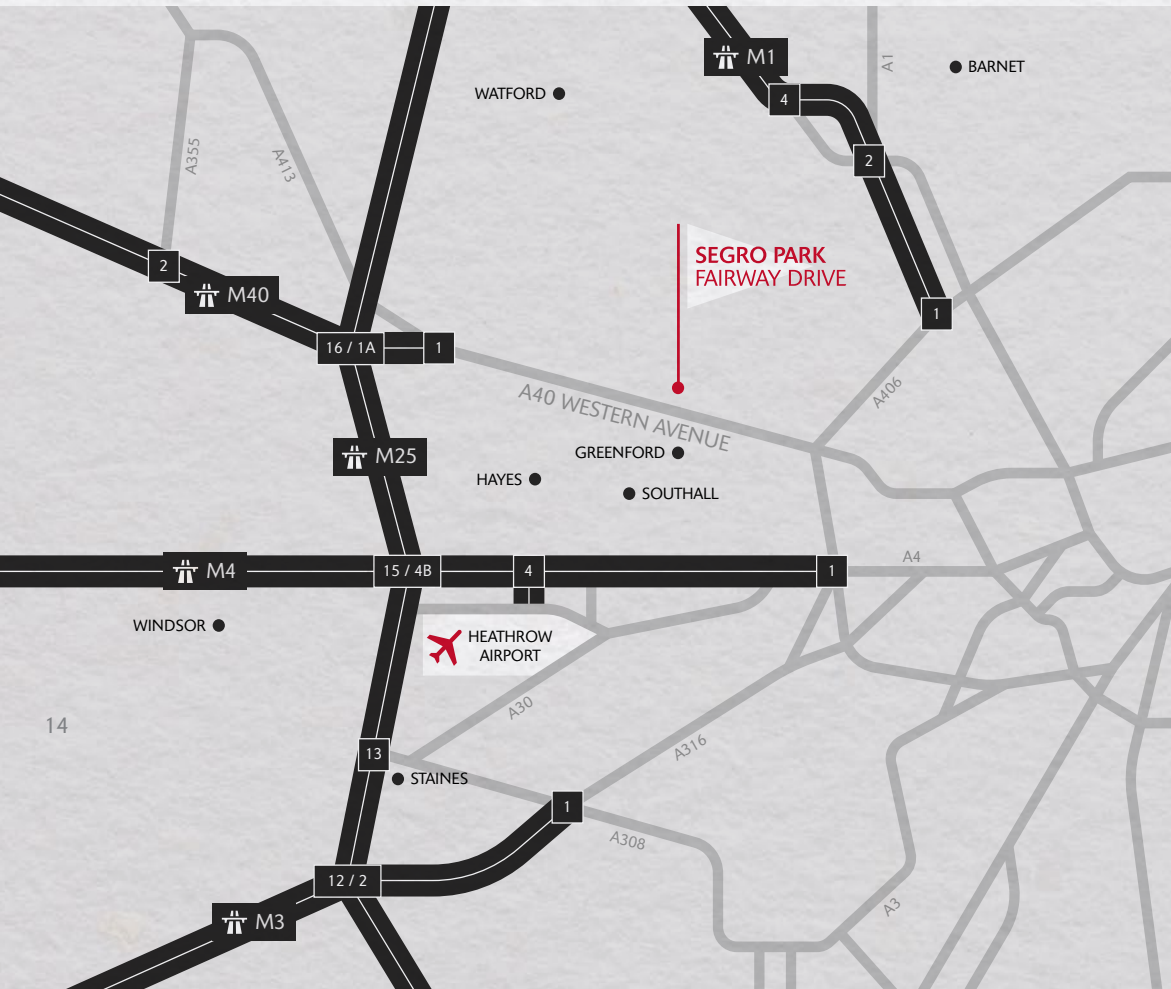


13




INTERNATIONAL CONNECTIONS

London Heathrow is just 8 miles away, providing freight and passenger flights around the globe.



DRIVING RANGE

	A40	0.4 MILES
	M4 (JUNCTION 3)	0.7 MILES
	M1 (JUNCTION 1)	7.1 MILES
	M40 (JUNCTION 1)	8 MILES
	CENTRAL LONDON	11 MILES

	HEATHROW AIRPORT	8 MILES
	GREENFORD STATION	0.8 MILES
	NORTHOLT	1.5 MILES

Source: maps.google.com

UNDERSTANDING YOU AND THE COMMUNITY

FUTURE-PROOFING ITS NEW BUILDINGS AND PROVIDING ONGOING SUPPORT AND ACCESS TO TRAINING AND RECRUITMENT OPPORTUNITIES MEETS THE CHANGING NEEDS OF CUSTOMERS



1,190 total customers



96% of customers said they would recommend SEGRO

*Customer Satisfaction Survey 2019



450 London customers



25,000 jobs supported



CUSTOMER SERVICE

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high-quality service standards, flexibility and fast, innovative property solutions.



EMPLOYMENT & TRAINING

SEGRO's Partnership Development Team will work with customers to understand their recruitment needs and, through a network of partners, will help customers to access a local talented workforce as well as training providers.



PLANNING SUPPORT

SEGRO has developed a close relationship with the local authority and is well placed to support customers with introductions to key Council Officers and Councillors to support any planning requirement.

JUST SOME OF OUR AMAZING CUSTOMERS



RESPONSIBLE SEGRO

Our Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive.

In short, we will continue to create the space which allows extraordinary things to happen for many years to come.

For more information please visit segro.com/responsible-segro.

FORECASTING FOR THE FUTURE

BREEAM®
★★★★★

EPC A+



RENEWABLE ENERGY AND ZERO CARBON TECHNOLOGIES

The new units at SEGRO Park Fairway Drive have been designed to enable businesses to reduce their carbon footprint and deliver financial efficiencies for every occupier.

Constructing energy-efficient buildings using sustainable materials, incorporating renewable energy and zero carbon technologies and landscaping throughout the estate will make SEGRO Park Fairway Drive the perfect choice for occupiers and their workforce.

SEGRO is a Gold Leaf member of the UK Green Building Council.



- BREEAM 'Excellent' (targeting)
- EPC rating 'A+' (targeting)
- Carbon Neutral base build in operation
- Photovoltaic (PV) panels
- Efficient LED lighting
- Electric charging for cars, HGV and vans





FUTURE. FORWARD. FIRST.

PUTTING OUR CUSTOMERS FIRST

Our customers' wellbeing is at the very heart of SEGRO Park Fairway Drive's regeneration. New outdoor spaces for staff, cycle and car parking – including electric car charging facilities.

The outdoor pocket park provides a breakout space for respite and wellbeing in which employees can take time out and reconnect with nature.

Contemporary interior finish of office space and facilities help improve the working environment.



- Outdoor pocket park (exclusive to Unit A)
- New landscaping and footpaths
- External living green walls
- New habitats for pollinating insects, birds and bats
- Cycle facilities
- Green roof planting
- Modern office interiors

UNIT A
53,660 sq ft
4,984 sq m

LET

UNIT B
37,073 sq ft
3,444 sq m

UNIT C
32,418 sq ft
3,012 sq m



		SQ FT	SQ M
UNIT A	LET	53,660	4,984
UNIT B		37,073	3,444
UNIT C		32,418	3,012
Total		123,151	11,440

SPECIFICATION

- 10m eaves height
- 30m – 50m yard depths
- 50 kN/m² floor loading
- Secure gated yards with CCTV and 24/7 manned estate security
- Fully-fitted first-floor offices with comfort cooling / heating
- Dock leveller loading doors and level access doors
- Car parking for each unit

SUSTAINABILITY

- EPC Rating 'A+' (targeting)
- Carbon neutral base build
- BREEAM 'Excellent' (targeting)
- Extensive landscaping
- LED office lighting
- Enhanced biodiversity
- PV panels
- Electric car charging points

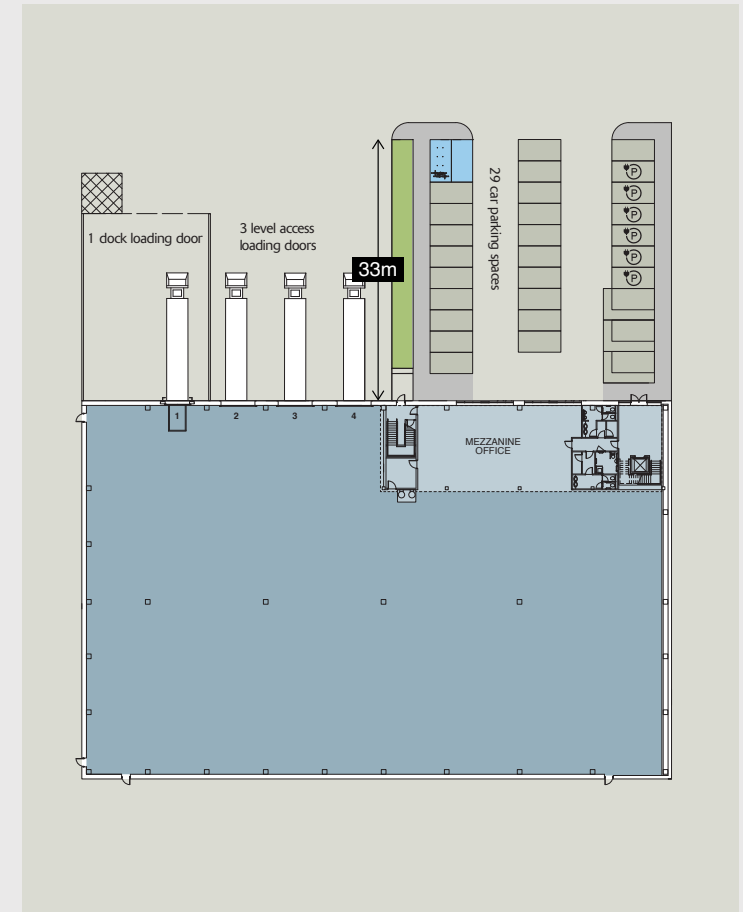
WELLBEING

- Outdoor pocket park (exclusive to Unit A)
- Modern interiors with LED lighting
- Increased natural light
- Cycle facilities
- New landscaping and footpaths

UNIT B (AVAILABLE NOW)

37,073 SQ FT / 3,444 SQ M

- 10m eaves height
- 33m yard depth
- 29 parking spaces
- 3 level access loading doors
- 1 dock loading door
- PV panels
- Electric vehicle charging
- Targeting EPC A+



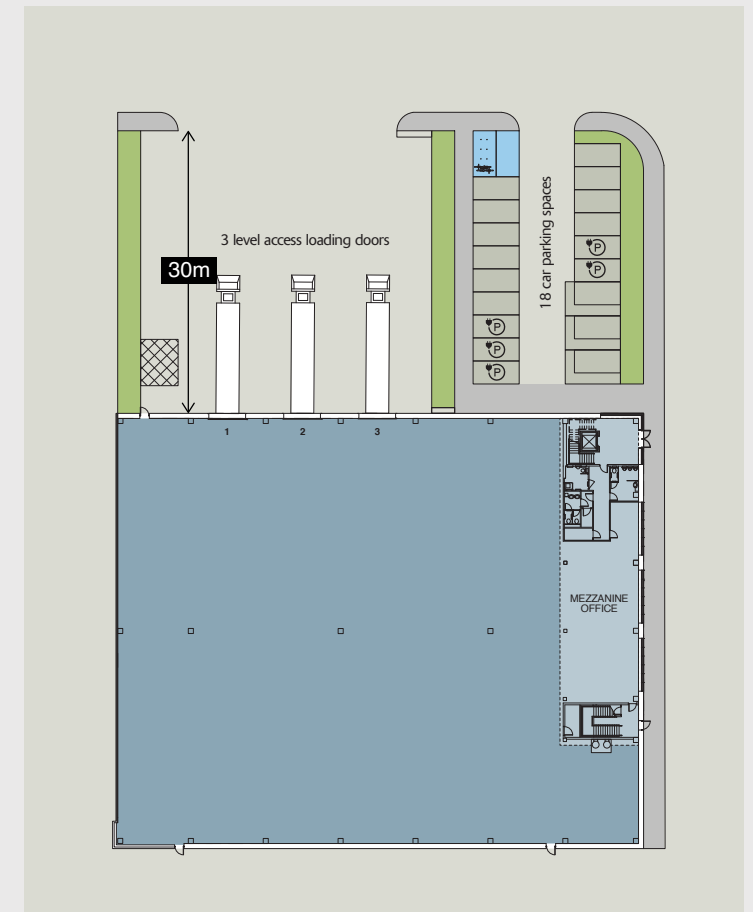
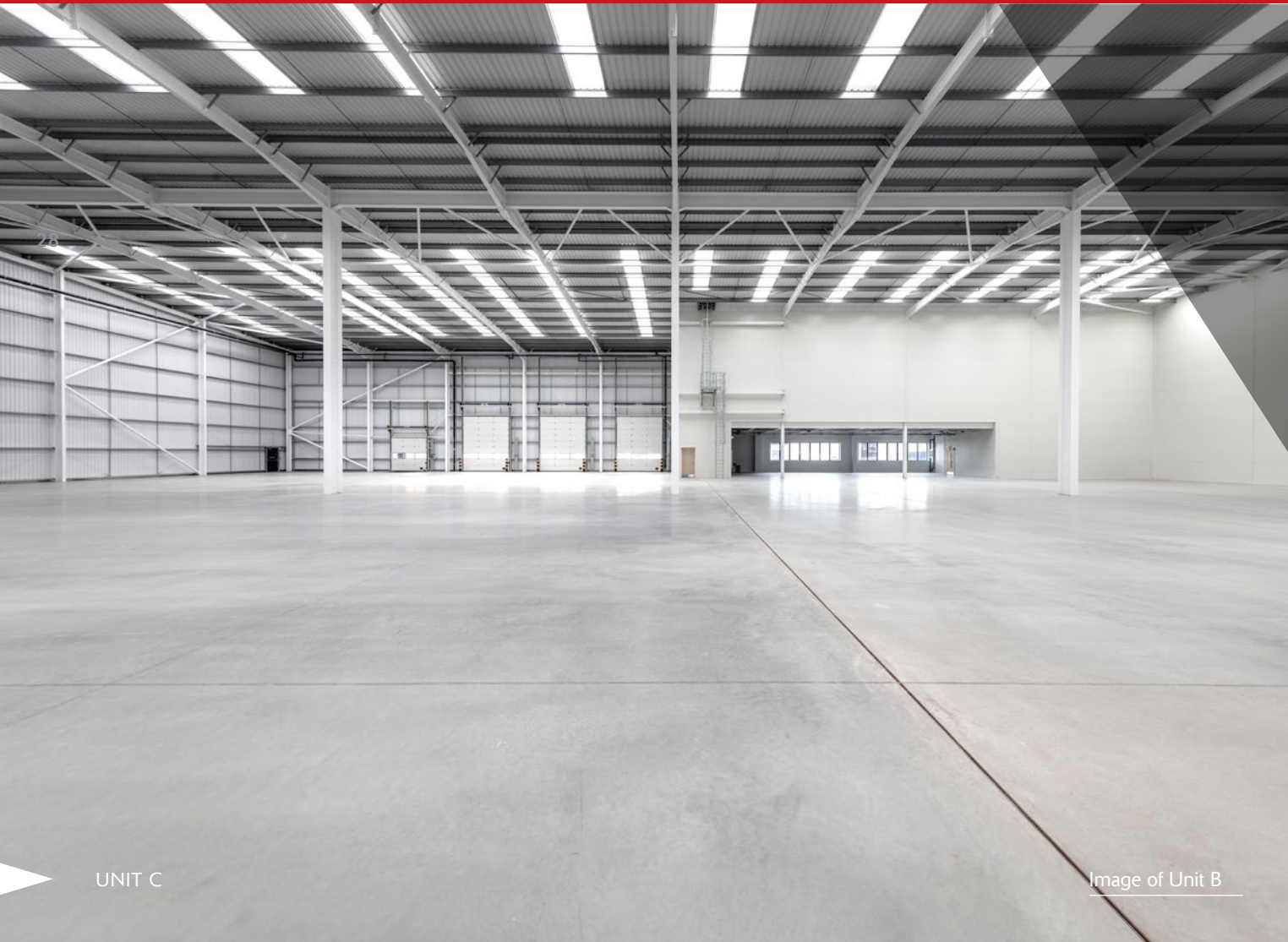
	SQ FT	SQ M
Ground floor warehouse	31,521	2,928
Ground floor office	3,837	159
First floor office	1,715	357
Total	37,073	3,444

All areas are approximate and calculated on a gross external basis.

UNIT C (AVAILABLE FROM Q4 2023)

32,418 SQ FT / 3,012 SQ M

- 10m eaves height
- 30m yard depth
- 18 parking spaces
- 3 level access loading doors
- PV panels
- Electric vehicle charging
- Targeting EPC A+



29

	SQ FT	SQ M
Ground floor warehouse	28,186	2,619
First floor offices	4,232	393
Total	32,418	3,012

All areas are approximate and calculated on a gross external basis.

For more information, please email
enquiries.parkfairwaydrive@segro.com
 or call our retained agents:



CBRE
 Molly Powell
 Ryan Anderson
 Cody Wilson
 020 3151 8587



Doherty Baines
 David O'Donovan
 Tom Hill
 020 3151 8583



JLL
 James Miller
 Katy Kenealy
 020 3151 8581

segro.com/parkfairwaydrive

Particulars contained within this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars are hereby excluded. November 2022.

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.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.

A red triangle pointing to the right, partially overlapping the text.

SEGRO PARK
FAIRWAY DRIVE