

AVAILABLE NOW



# UNIT 22

## SEGRO PARK GREENFORD

GREENFORD UB6 0AZ

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TO LET

INDUSTRIAL / WAREHOUSE UNIT  
IN THE HEART OF WEST LONDON

**2,867 SQ FT (266 SQ M)**

**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, Tesco, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's

**Secure estate** with 24-hour on-site security, CCTV and gatehouse

## ACCOMMODATION

|              |                                  |
|--------------|----------------------------------|
| WAREHOUSE    | 2,777 sq ft                      |
| OFFICE       | 90 sq ft                         |
| <b>TOTAL</b> | <b>2,867 sq ft</b><br>(266 sq m) |

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

## SPECIFICATION

- 6m clear eaves height
- 1 level access loading door
- Three phase power supply up to 69 kVA
- Minimum 4 parking bays
- Fitted office
- EPC available upon request

## DISTANCES

|                      |           |
|----------------------|-----------|
| A40 WESTERN AVENUE   | 0.3 miles |
| GREENFORD STATION    | 0.4 miles |
| SUDBURY HILL STATION | 1.2 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  |

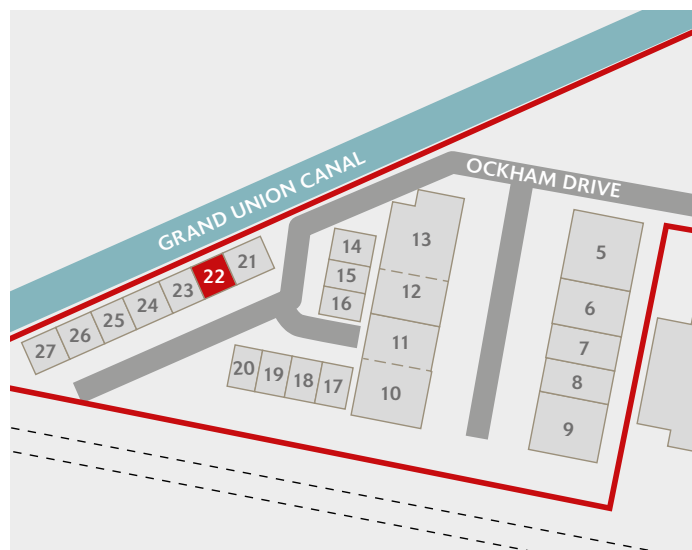
Source: Google maps

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](http://SEGRO.com)



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKGREENFORD](http://SEGRO.COM/PARKGREENFORD)**

Or, alternatively, please contact the joint agents:



James Miller  
020 3151 3528  
Katy Kenealy  
020 3369 0582



Alex Kingston  
020 3151 3554  
Callum Moloney  
020 3369 0784



Patrick Rosso  
01895 770240  
Stan Gibson  
01895 770086

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