

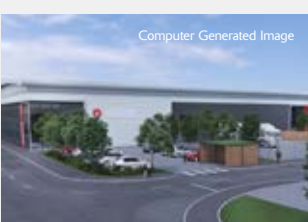


GREENFORD UB6 8PW

FAIRWAY DRIVE

AVAILABILITY

<p>A</p> <p>Coming Soon</p>	 <p>Computer Generated Image</p>	<p>Warehouse First Floor Office TOTAL</p>	<p>48,070 sq ft 5,590 sq ft 53,660 sq ft 4,984 sq m</p>	<ul style="list-style-type: none"> • Significant estate improvements • 10m eaves height • Large service yard • 48 parking spaces • 4 level access loading doors 	<ul style="list-style-type: none"> • 3 dock loading doors • Pocket park • PV panels • Electric vehicle charging • Targeting EPC A+
<p>B</p> <p>Coming Soon</p>	 <p>Computer Generated Image</p>	<p>Warehouse First Floor Office TOTAL</p>	<p>32,054 sq ft 4,842 sq ft 36,896 sq ft 3,429 sq m</p>	<ul style="list-style-type: none"> • Significant estate improvements • 10m eaves height • Large service yard • 29 parking spaces • 3 level access loading doors 	<ul style="list-style-type: none"> • 1 dock loading door • PV panels • Electric vehicle charging • Targeting EPC A+
<p>C</p> <p>Coming Soon</p>	 <p>Computer Generated Image</p>	<p>Warehouse First Floor Office TOTAL</p>	<p>28,186 sq ft 4,232 sq ft 32,418 sq ft 3,012 sq m</p>	<ul style="list-style-type: none"> • Significant estate improvements • 10m eaves height • Large service yard • 26 parking spaces • 3 level access loading doors 	<ul style="list-style-type: none"> • PV panels • Electric vehicle charging • Targeting EPC A+

All areas are approximate and measured on a Gross External basis.



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<p>2 Available</p>		<p>Warehouse 10,975 sq ft Ground Floor Office 1,045 sq ft First Floor Office 1,045 sq ft TOTAL 13,065 sq ft 1,214 sq m</p>	<ul style="list-style-type: none"> • 2 roller shutter doors • 5.32m eaves height • 15 min walk to Greenford St. • 24-hour access and use • Estate CCTV • EPC rating: C - 54
<p>6 Available</p>		<p>Warehouse 5,018 sq ft Office/Ancillary 497 sq ft TOTAL 5,515 sq ft 512 sq m</p>	<ul style="list-style-type: none"> • 1 roller shutter door • 4.86m clear height • 15 min walk to Greenford St. • 24-hour access and use • Estate CCTV • EPC rating: E - 101
<p>8 Available</p>		<p>Warehouse 7,499 sq ft Ground Floor Ancillary 246 sq ft TOTAL 7,745 sq ft 720 sq m</p>	<ul style="list-style-type: none"> • 1 roller shutter door • 5.4m clear height • 15 min walk to Greenford St. • 24-hour access and use • Estate CCTV • EPC rating available on request

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<p>9/10 Available</p>		<p>TOTAL</p>	<p>15,679 sq ft 1,457 sq m</p>	<ul style="list-style-type: none"> • 5.88m clear height • 3 roller shutter doors • 12 car parking spaces • 15 min walk to Greenford St. • 24-hour access and use • Estate CCTV • EPC rating available on request
<p>19 Under Offer</p>		<p>Warehouse Ground Floor Office First Floor Office</p>	<p>12,922 sq ft 1,044 sq ft 1,092 sq ft TOTAL 15,058 sq ft 1,399 sq m</p>	<ul style="list-style-type: none"> • 2 roller shutter doors • 15 min walk to Greenford St. • 24-hour access and use • Estate CCTV • EPC rating: D - 94

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