

AVAILABLE NOW



UNIT 7

SEGRO PARK FAIRWAY DRIVE

GREENFORD UB6 8PW
📍 ///DROVE.GIFTS.PURPLE



TO LET

INDUSTRIAL / WAREHOUSE UNIT
IN THE HEART OF WEST LONDON

5,500 SQ FT (510 SQ M)

[SEGRO.com/parkfairwaydrive](https://www.segro.com/parkfairwaydrive)

SEGRO

Swift access onto Western Avenue (A40), providing direct access to Central London and the national motorway network

Easily accessible for employees with Greenford Main Line and Underground (Central line) Station within a 15 minute walk

Close proximity to local shops, cafés, post office and Westway Cross Retail Centre

Well managed estate with occupiers including Belazu, Muji and Borough Broth

ACCOMMODATION

TOTAL	5,500 sq ft (510 sq m)
-------	---------------------------

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

SPECIFICATION

- Fully refurbished
- 5.1m clear height
- Deep loading aprons
- Allocated parking
- 1 electric level loading door
- 3-phase power
- WC facilities
- 24-hour access and use
- EPC available upon request

DISTANCES

A40	0.5 miles
GREENFORD 	0.7 miles
M40 (J1)	6.2 miles
M4 (J3)	6.8 miles
M1 (J1)	7.6 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 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



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKFAIRWAYDRIVE

Or, alternatively, please contact the joint agents:



James Miller
020 3151 8581
Katy Kenealy
020 3369 1863



Alex Kington
020 3151 8587
Callum Moloney
020 3369 1884



Patrick Rosso
020 3151 8583
Stan Gibson
020 3369 1871

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 06/26.

SEGRO

SEGRO.com