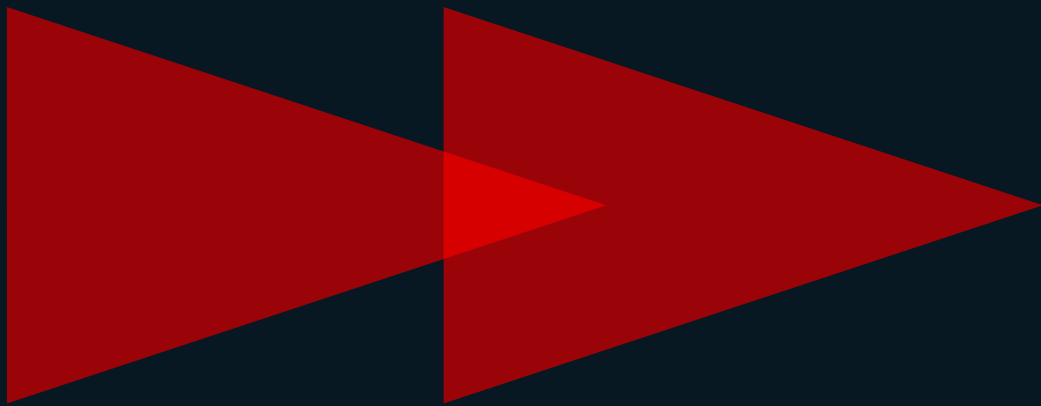


SEGRO PARK
FAIRWAY DRIVE

UB6 8PW
///DOCK.SCALE.CANNY



FWD THINKING

UNIT C
32,511 SQ FT (3,020 SQ M)
INDUSTRIAL / WAREHOUSE UNIT

AVAILABLE NOW

BUILDING MOMENTUM

UNIT C

32,511 SQ FT / 3,020 SQ M

Designed to the very highest standards, Unit C at SEGRO Park Fairway Drive meets the customer demands of today and tomorrow.

The energy-efficient building uses sustainable materials, incorporating renewable energy and zero carbon technologies and landscaping throughout the estate, making SEGRO Park Fairway Drive the perfect choice for occupiers and their workforce.





UNIT C

	SQ FT	SQ M
Ground floor warehouse	27,655	2,569
Ground floor office	1,497	139
First floor office	3,359	312
Total	32,511	3,020

Measured on a GEA basis

4



10M EAVES
HEIGHT



BREEAM
'EXCELLENT'



26 CAR PARKING
SPACES



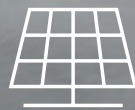
FULLY-FITTED
FIRST-FLOOR
OFFICES



3 LEVEL ACCESS
LOADING DOORS



EPC 'A+'



PHOTOVOLTAIC
PANELS



COMFORT
COOLING / HEATING
IN OFFICES



30M YARD
DEPTH



50 KN/M² FLOOR
LOADING



5 ELECTRIC VEHICLE
CHARGING SPACES



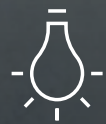
KITCHENETTE



475 KVA (WITH THE
ABILITY TO UPGRADE
TO 800 KVA)



OPTION TO ADD
FENCING TO
SECURE THE YARD

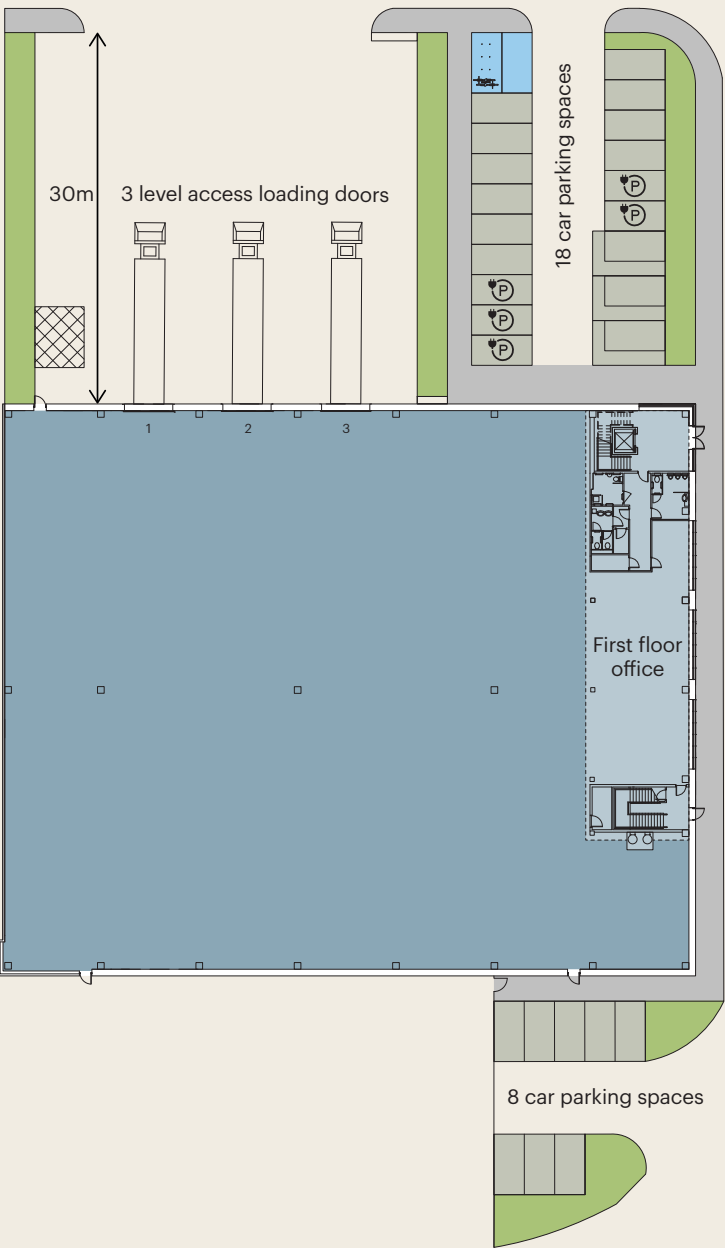


MODERN
INTERIORS WITH
LED LIGHTING



SHOWER
FACILITIES

5





A40 WESTERN AVENUE

M25

CENTRAL LONDON

LET

UNIT A

53,660 SQ FT
4,984 SQ M

LET

UNIT B

36,896 SQ FT
3,429 SQ M

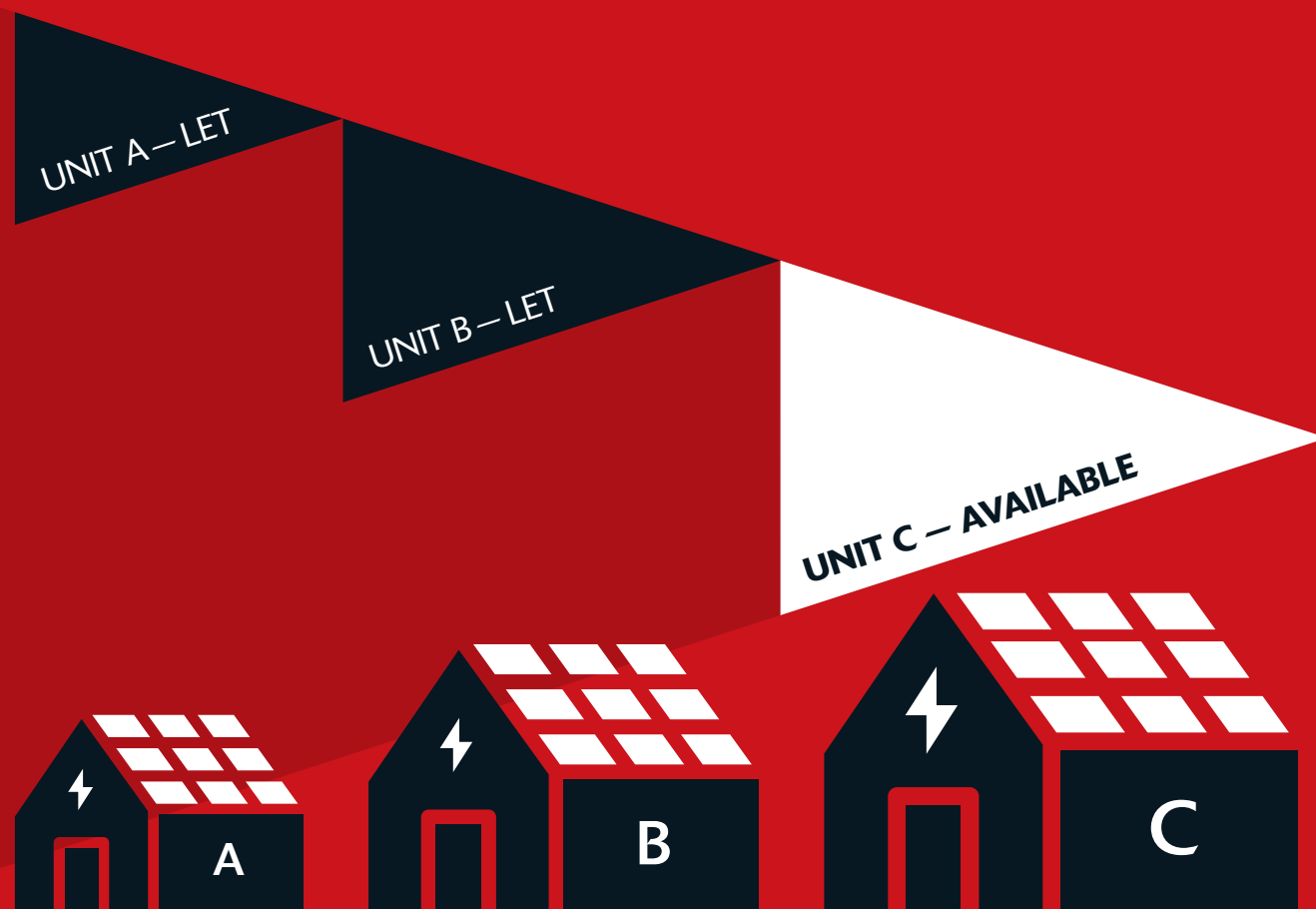
UNIT C

32,511 SQ FT
3,020 SQ M

MOVING BUSINESSES FORWARD

SEGRO PARK FAIRWAY DRIVE OFFERS BRAND NEW, BEST-IN-CLASS, GRADE A UNITS ON ONE OF LONDON'S MOST ESTABLISHED INDUSTRIAL / LOGISTICS PARKS

8



ESTATE REGENERATION

SEGRO has redeveloped seven existing units to create three new warehouse / industrial units. The estate benefits from 24/7 manned security, a brand new gatehouse and improved access road, making for improved estate security and accessibility.



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.



WELLNESS ENABLED

Improved landscaping and acoustic fences to create a considered, comfortable and relaxing environment. Electric car charging facilities can be found onsite.



IN GOOD COMPANY

Occupiers include Belazu, Muji and Ultra Marine.



CUSTOMER BENEFITS

A warehouse specification to maximise efficiencies, offering a 30m yard depth, a 10m eaves height, 3 level access loading doors and 26 parking spaces within the unit's demise on a newly regenerated secure estate.



SUSTAINABLE

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



EPC A+

BREEAM®
EXCELLENT



9

A NEW ROUTE FORWARDS FOR LOGISTICS

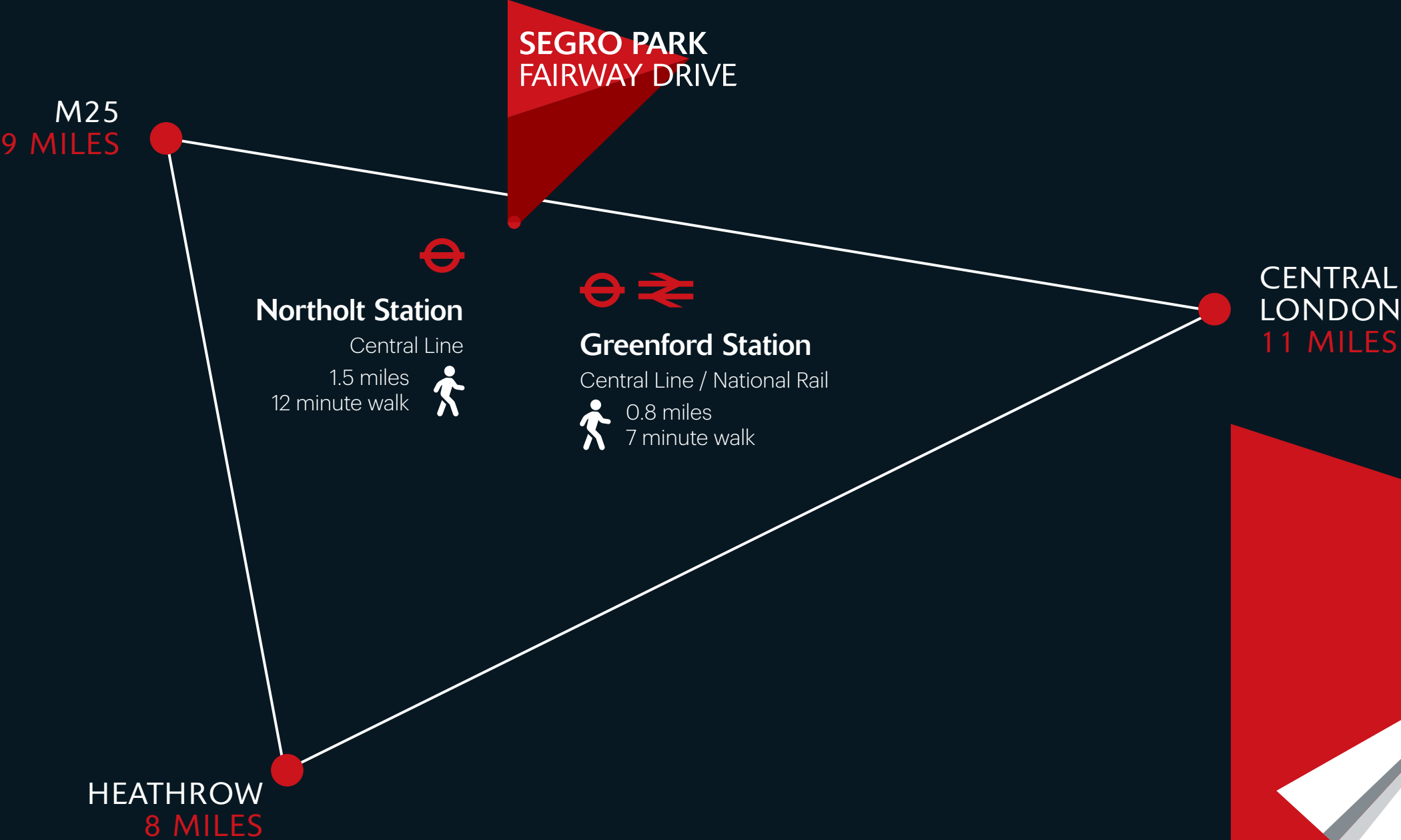
SEGRO Park Fairway Drive is ideally located for logistics across the UK, positioned off the A40 and within easy reach of the M40, M25, M4 and Central London.

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

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



10



11

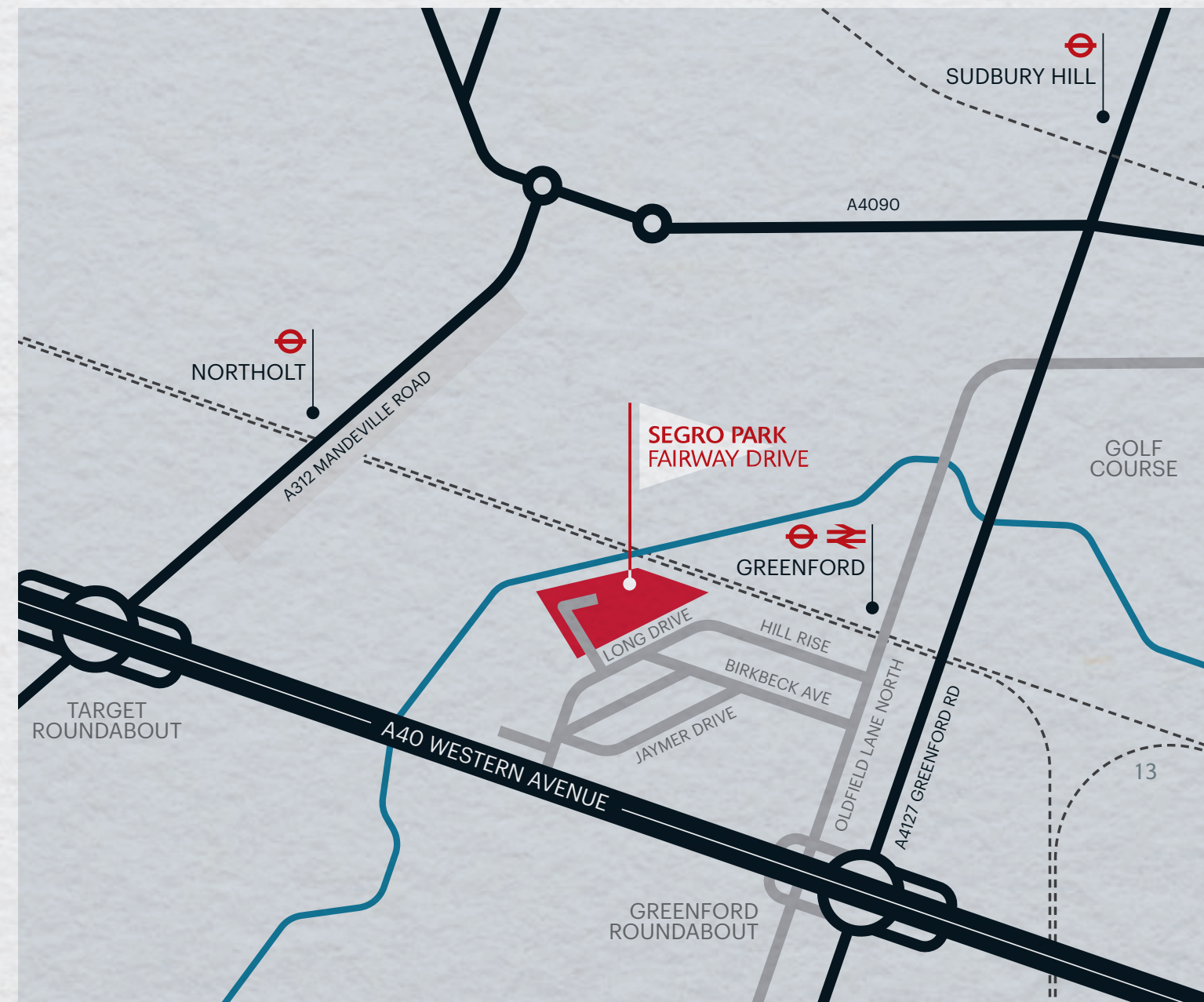
INTERNATIONAL CONNECTIONS

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



SEGRO PARK FAIRWAY DRIVE

LOCATION



ONWARDS & UPWARDS

	A40	0.4 MILES
	M4 (JUNCTION 3)	0.7 MILES
	M1 (JUNCTION 1)	7.1 MILES
	M40 (JUNCTION 1)	8 MILES
	M25 (JUNCTION 16)	9 MILES
	CENTRAL LONDON	11 MILES

	HEATHROW AIRPORT	8 MILES
	GREENFORD STATION CENTRAL LINE	0.8 MILES
	NORTHOLT CENTRAL LINE	1.5 MILES

Source: Google Maps

A CLEAR VISION FOR THE FUTURE

This new unit at SEGRO Park Fairway Drive has 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.

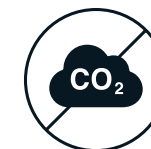


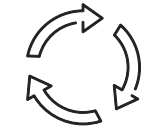
- BREEAM 'Excellent'
- EPC rating 'A+'
- Carbon Neutral base build in operation
- Photovoltaic panels
- Efficient LED lighting
- Electric charging for cars, HGV and vans

BREEAM®
★★★★



EPC A+





FUTURE. FORWARD. FOREFRONT.

EXTENSIVE REGENERATION ACROSS THE
ESTATE TO PUT OUR CUSTOMERS FIRST

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

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.



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



New landscaping,
footpaths



Green living walls



New habitats for pollinating
insects, birds and bats



Cycle facilities



Modern office interiors

For more information, please email enquiries.parkfairwaydrive@SEGRO.com or call our retained 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 3151 8583

SEGRO.com/parkfairwaydrive

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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](https://www.segro.com)

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SEGRO PARK
FAIRWAY DRIVE