AVAILABLE NOW





ROCKWARE AVENUE OPEN STORAGE

SEGRO CENTRE GREENFORD NORTH

GREENFORD UB6 0AA
///USES.VISITS.EVERY



TO LET

OPEN STORAGE SITE
IN THE HEART OF WEST LONDON

21,846 SQ FT (0.50 ACRES)

SEGRO.com/parkgreenford

SEGRO

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

PLOT	21,846 sq ft
TOTAL	**21,846 sq ft**

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

SPECIFICATION

- Available on flexible terms
- Water and electricity supply
- Office & WC provisions
- Concrete hard surfaced
- Secure fencing
- EPC available upon request

RENT

Rent on application

BUSINESS RATES

Interested parties are advised to make their own enquires with the local council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

TERMS

Site available by way of a new FRI lease on terms to be agreed.

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

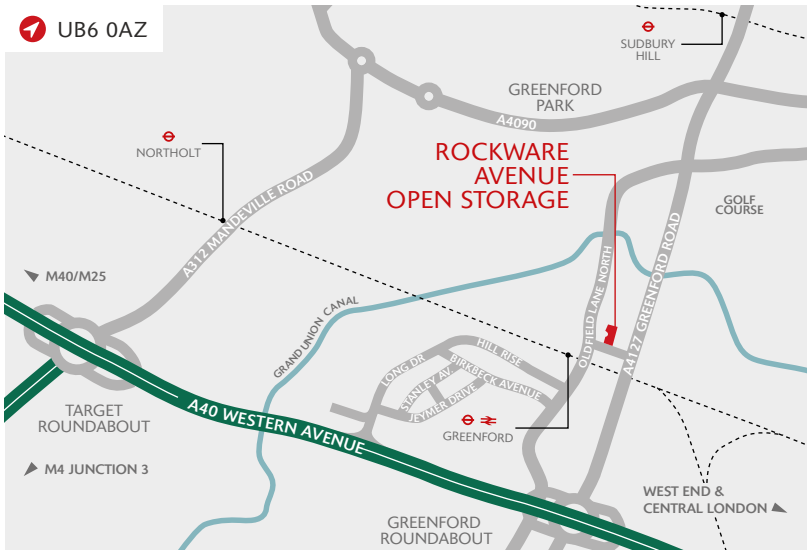
ABOUT SEGRO

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

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FOR MORE INFORMATION, PLEASE VISIT
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