

SEGRO PARK GREENFORD CENTRAL

UB6 8UJ

PRE-LET OPPORTUNITY

Over 250,000 sq ft of modern industrial space in the heart of Greenford

[SEGRO.com/parkgreenfordcentral](https://segro.com/parkgreenfordcentral)

SEGRO



Computer generated image of Plots 1 & 2 at SEGRO Park Greenford Central



Contents

THE LARGEST INDUSTRIAL OPPORTUNITY IN GREENFORD

Industrial opportunities like this don't open up in West London very often.

Spanning 13 acres, SEGRO Park Greenford Central will offer over 250,000 sq ft of Grade A+ warehouse space in one of our most well-established industrial estates.

Split across two plots, both are stacked with state-of-the-art sustainable features, uplifting landscaped surroundings, and rapid routes into central London and beyond.

Now is the time to act to secure a new facility bespoke to your needs.

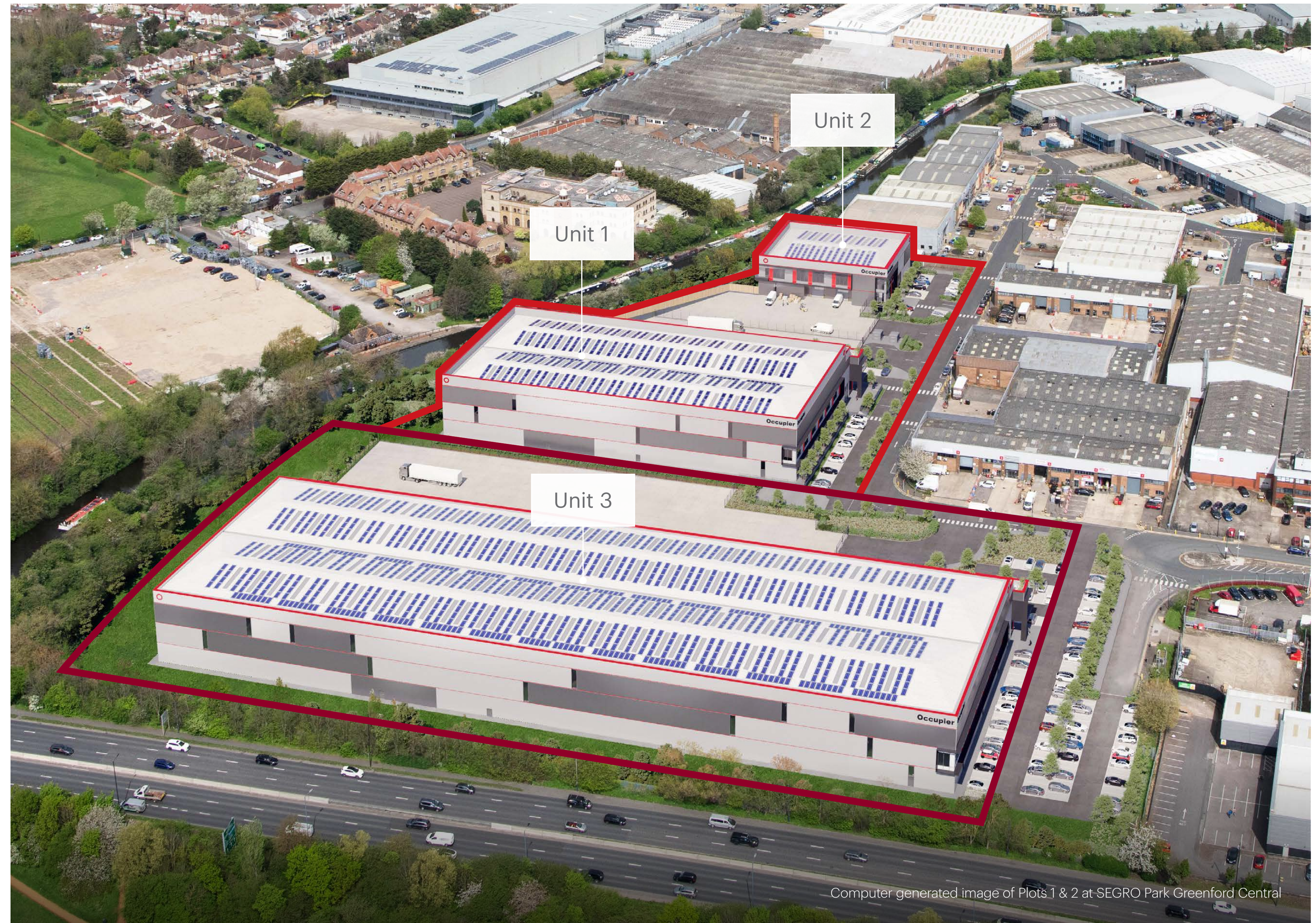


TAILORED FOR NEW DEMAND

The redevelopment of **SEGRO Park Greenford Central** will be delivered in two plots.

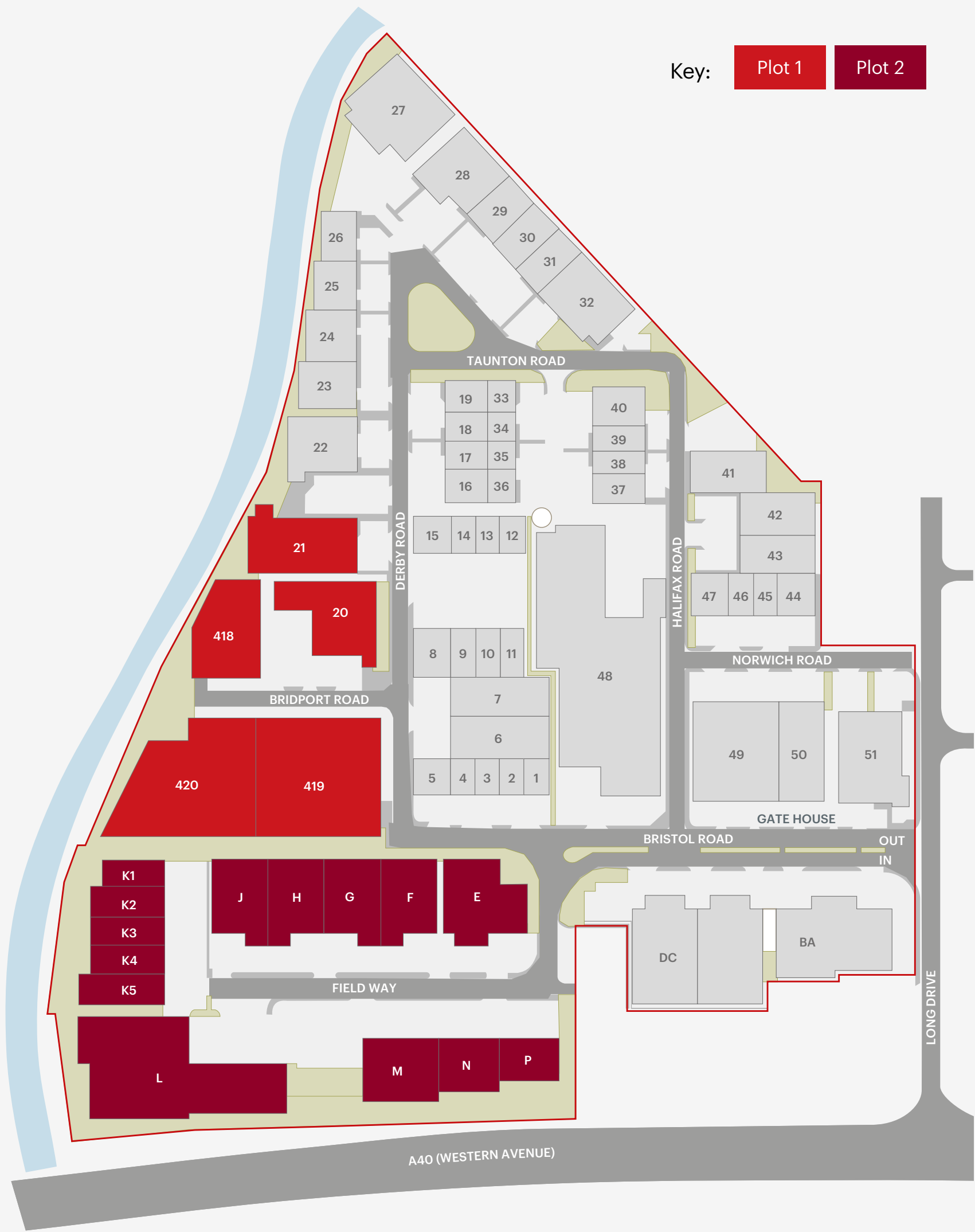
Plot 1 (Units 1 & 2): Detailed planning consent received in January 2025, subject to S106 Agreement, with development due to start on site Q1 2026.

Plot 2 (Unit 3): Outline planning application is being progressed and is due to be submitted in Q3 2025.



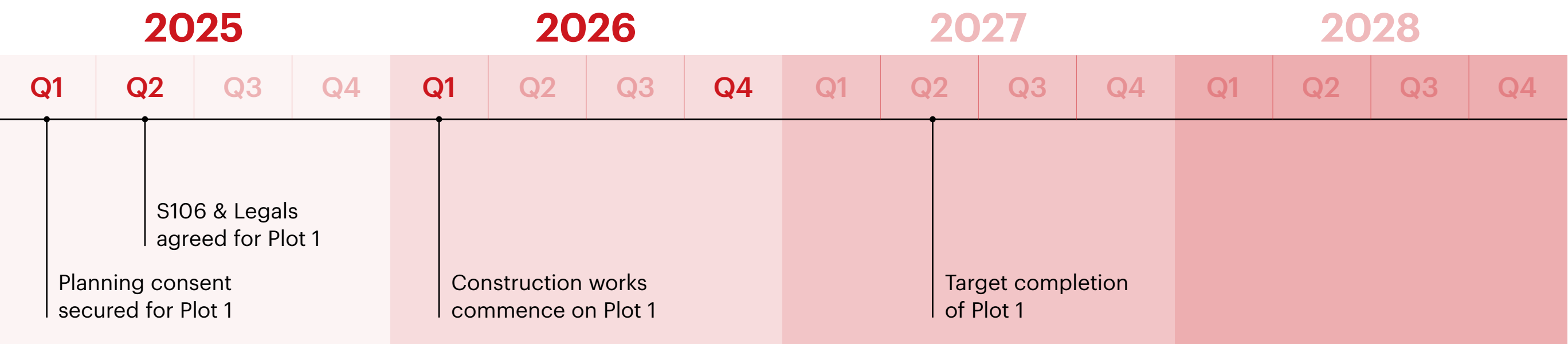
Computer generated image of Plots 1 & 2 at SEGRO Park Greenford Central

Existing site plan of SEGRO Park Greenford Central

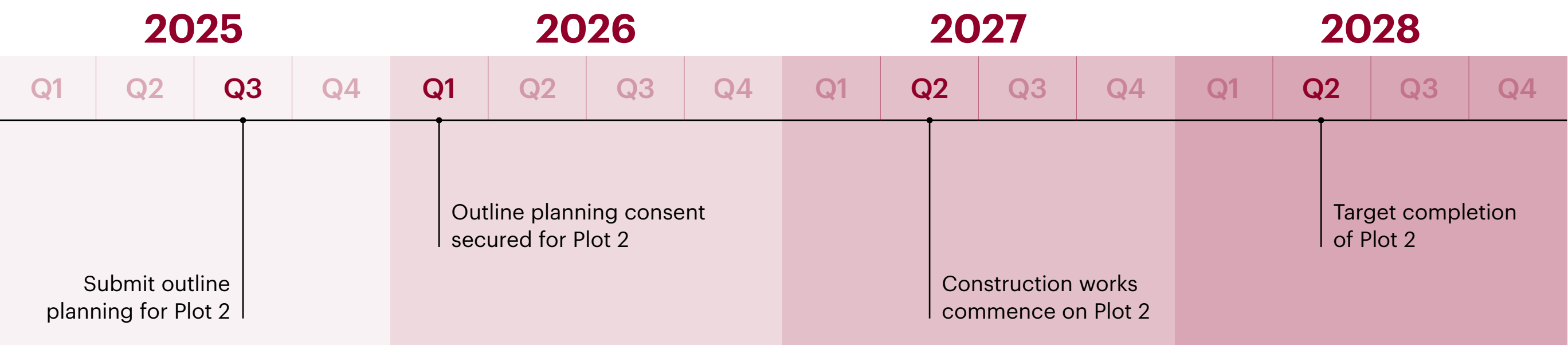


Development Programme

Plot 1



Plot 2



PLOT 1

UNIT 1

82,043 sq ft (7,621 sq m)

Optimised for ultimate efficiency, the building benefits from from up to 40m yard depth, 15m eaves height, 3 level access loading doors, 5 dock levellers, and 27 parking spaces.



PLOT 1

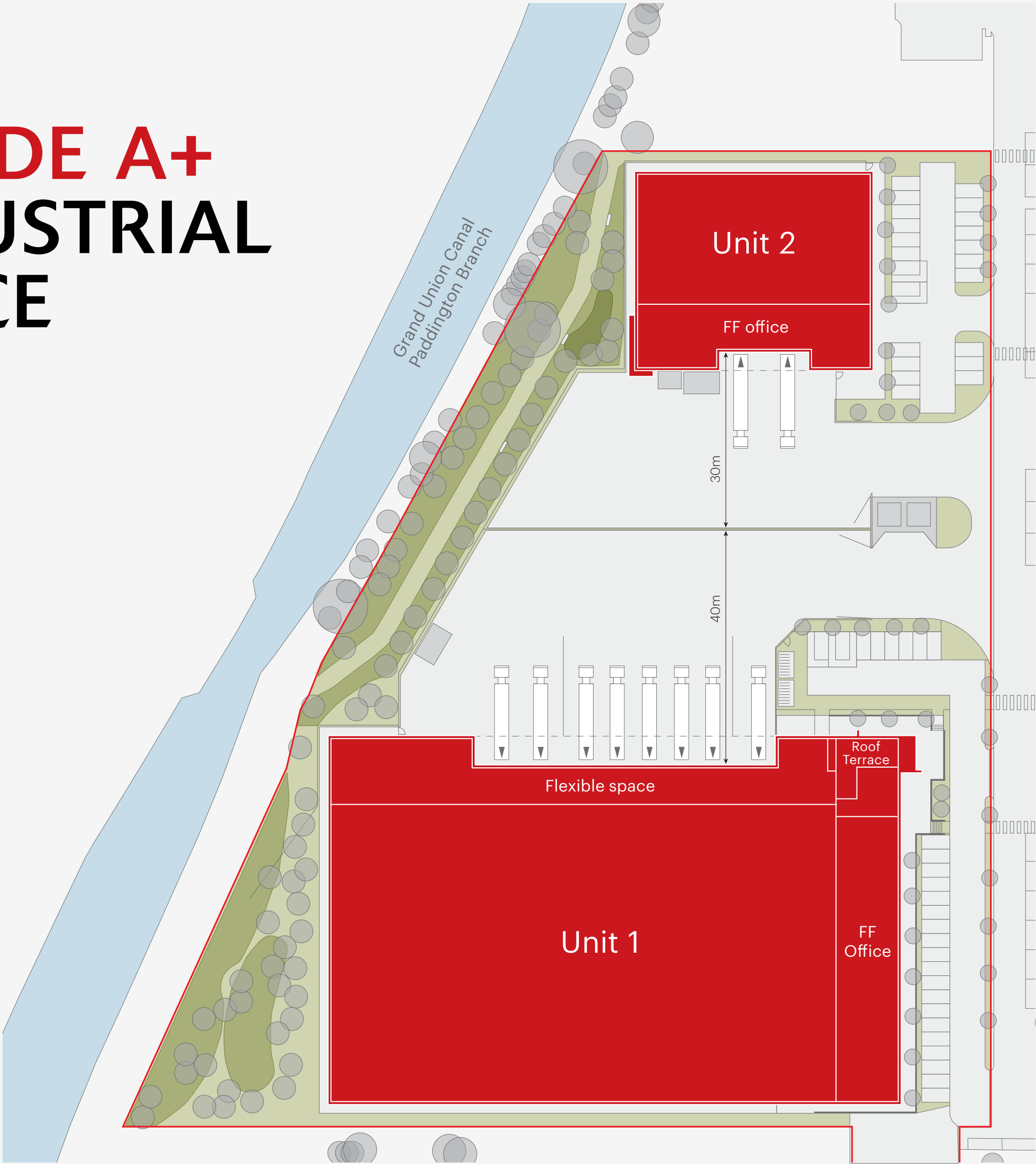
UNIT 2

19,031 sq ft (1,768 sq m)

Get the absolute most from every working day with up to 30m yard depth, 10m eaves height, 2 level access loading doors, and 22 parking spaces. It's high-end space, designed for efficiency.



GRADE A+ INDUSTRIAL SPACE



Accommodation

Unit 1	sq ft	sq m	Unit 2	sq ft	sq m
Unit	62,829	5,837	Unit	14,219	1,321
FF Offices	7,635	700	FF Offices	4,812	447
Flexible Space	10,904	1,013	Sub Total	19,031	1,768
Second Floor	775	72			
Sub Total	82,043	7,622	Grand Total (Units 1 & 2)	101,074	9,390



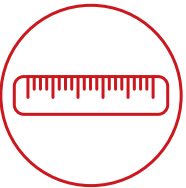
10-15m eaves height



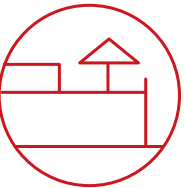
Targeting BREEAM 'Excellent'



1MVA power available



30-40m yard depth



Roof Terrace (Unit 1) and External Balcony (Unit 2)



Photovoltaic panels



Targeting EPC A+



Fully fitted first floor offices



Net-zero operational carbon



Electric vehicle charging



24-hour security

UNIT 3

160,000 sq ft - 200,000 sq ft +

With outline planning consent set to be submitted in Q3 2025, get ready for a minimum of 160,000 sq ft of bright, modern industrial logistics space.

Located with direct prominence onto the A40, this part of the estate has the potential to accommodate either a single storey or multi-storey development.

Working with SEGRO through a detailed application presents a rare opportunity to create a building that will suit your every need.

Unit 3 is all set to be a market-leading distribution and logistics space offering up to 50m yard depth, a minimum of 15m + eaves height, 4 level access doors and 12 dock levellers.



AERIAL VIEW

A40

M25

Unit 3

Unit 1

Unit 2

CENTRAL LONDON

GREENFORD STATION

ALL KINDS OF CONNECTIONS

Perfectly placed for speed and connectivity, SEGRO Park Greenford Central puts you within an hour of over 12 million people – with direct access to the A40 and quick links to central London and beyond.

The unrivalled connections aren't just for customers either. With a new public walkway due to be constructed, your people will be able to stroll over from Northolt station in a matter of minutes.

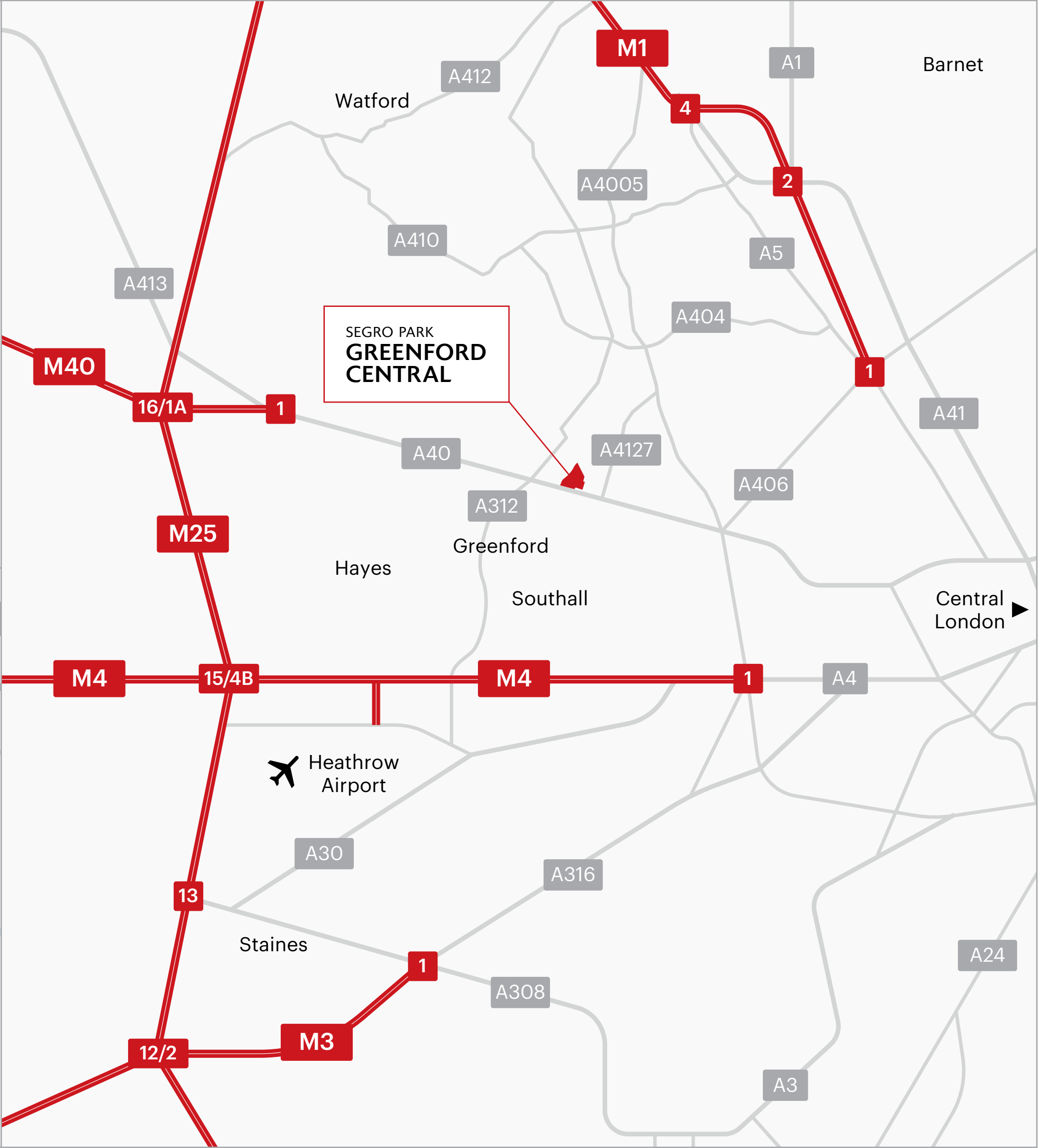
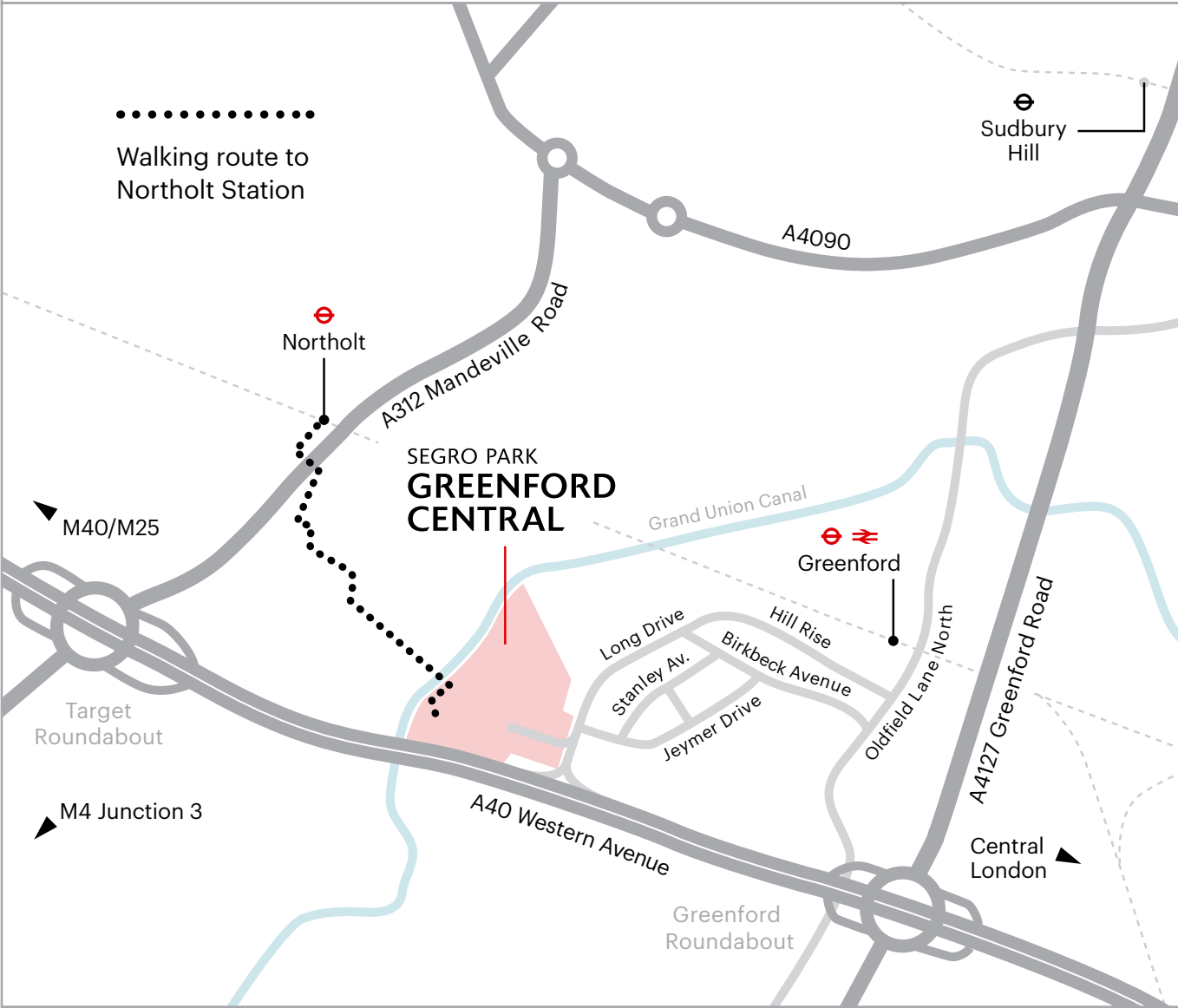
-  Walking distance to Northolt Station: 12 mins
-  12.7 million consumers within a 1 hour radius
-  20 minute drive to Heathrow Airport

Source: Google Maps and Snappen

Driving Distances

A40	0.2 Miles
Greenford 	0.8 Miles
Northolt 	2.9 Miles
M4 (J3)	7.1 Miles
M1 (J1)	7.6 Miles
M40 (J1)	8.0 Miles
Heathrow	9.4 Miles
Central London	12.3 Miles

Source: Google Maps



FEEL-GOOD SURROUNDINGS

An energised workforce is a more productive workforce. Give your people an environment they can thrive in with leisurely, canal-side commutes, local cycle and walking trails, landscaped grounds, and easy access to shops, cafés and amenities.

Improved bridge access.
12-minute walk to Northolt station.

Computer generated image of Plot 1, showing canalside pedestrian / cycle access

New canalside foot & cycle path

TAKING ACTION TOGETHER

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that's tailored to your specific operational needs.

To find out more about SEGRO's net-zero ambitions, please visit: [SEGRO.com/responsible-SEGRO/carbon](https://www.segro.com/responsible-segro/carbon)



Unit 2, Auriol Drive



SEGRO Park Hayes



Unit 2, Auriol Drive



SEGRO Park Tottenham



SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. We own or manage 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Our properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](https://www.segro.com) for further information.

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