

AVAILABLE NOW

UNIT 20 & 21 FAIRWAY DRIVE

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



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

WAREHOUSE	20,042 sq ft
GROUND FLOOR ANCILLARY	1,319 sq ft
FIRST FLOOR ANCILLARY	1,319 sq ft
TOTAL	22,680 sq ft (2,107 sq m)

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

SPECIFICATION

- 7.9m clear eaves height
- 2 roller shutter doors
- 3-phase power
- 22 car parking spaces
- Solar PV
- WC facilities
- EPC C

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

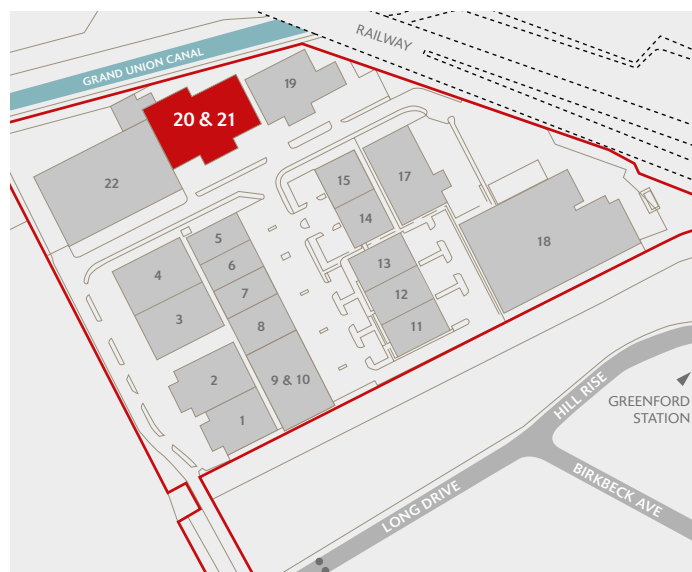
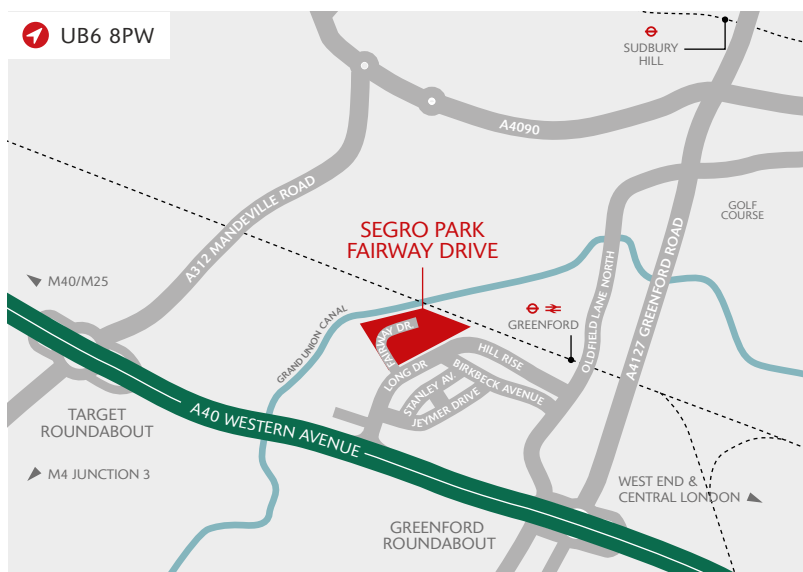
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 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. Its 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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/FAIRWAYDRIVE

Or, alternatively, please contact the joint agents:



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