

GREENFORD UB6 8UJ

GREENFORD

# METROPOLITAN PARK

AVAILABILITY

INDUSTRIAL / WAREHOUSE UNITS  
ADJACENT TO THE A40



## METROPOLITAN PARK

# A CHOICE FOR EVERY BUSINESS REQUIREMENT

## WAREHOUSE / INDUSTRIAL UNITS AVAILABLE TO LET FROM 2,449 SQ FT TO 12,029 SQ FT.

Metropolitan Park provides the opportunity for companies to locate to an established business environment, which is adjacent to the A40 (Western Avenue). A well-managed estate with a wide selection of unit sizes and configurations available, amongst well-known occupiers.

- ✓ **Firmly established** and highly sought after estate
- ✓ **24-hour** on-site security, gated access and CCTV
- 📍 **Direct access** to the A40 (Western Avenue), providing easy access to Central London and the national motorway network
- 📍 **Easily accessible** using Greenford Underground (Central line) and Main Line Station

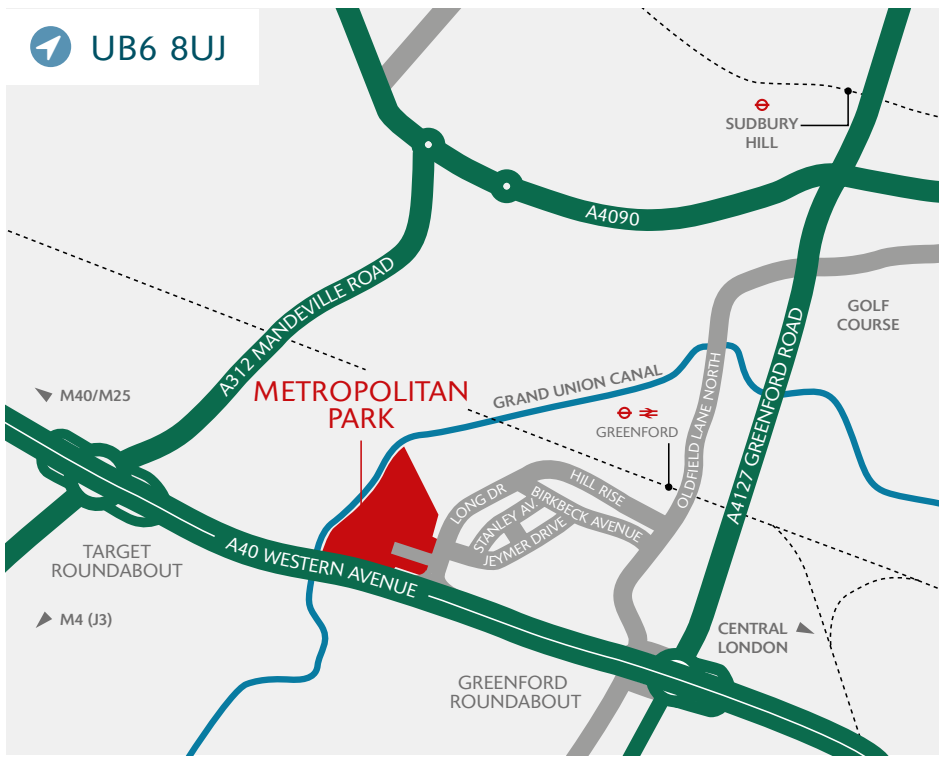
## METROPOLITAN PARK IS HOME TO A RANGE OF ESTABLISHED LOCAL OCCUPIERS:







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### DRIVING DISTANCES

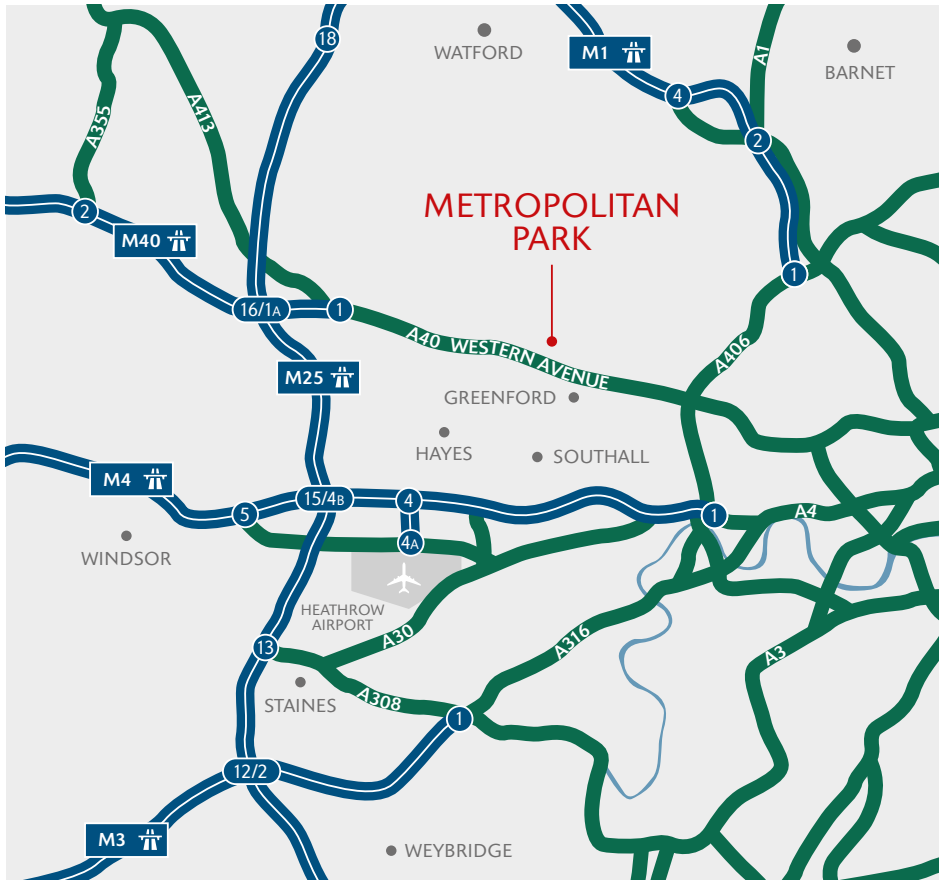
A40	0.2 miles
GREENFORD	0.8 miles
M4 (JUNCTION 3)	7.1 miles
M1 (JUNCTION 1)	7.6 miles
M40 (JUNCTION 1)	8.0 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 miles

Source: Google maps

### LOCAL AMENITIES

LOCAL SHOPS, CAFÉS & POST OFFICE	0.8 miles
GREENFORD MAIN LINE AND UNDERGROUND STATION	0.8 miles
WESTWAY CROSS RETAIL CENTRE	1.1 miles

Source: Google maps



### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7.8 million square metres of space (84 million square feet) valued at £11.7 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 eight other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

For more information, please contact the joint agents:



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## AVAILABILITY

K1		Warehouse Ground Floor Office First Floor Office <b>TOTAL</b>	4,046 sq ft 711 sq ft 711 sq ft <b>5,468 sq ft</b> 508 sq m	Available until June 2022	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 5.1m eaves height</li><li>• 3-phase power</li><li>• Ground and first floor offices</li><li>• Estate CCTV</li><li>• EPC Rating: TBC</li></ul>
K2		Warehouse Ground Floor Office First Floor Office <b>TOTAL</b>	4,856 sq ft 711 sq ft 711 sq ft <b>6,278 sq ft</b> 583 sq m	Available until June 2022	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 5.1m eaves height</li><li>• 3-phase power</li><li>• Gas</li><li>• Ground and first floor offices</li><li>• Estate CCTV</li><li>• EPC Rating: B – 38</li></ul>
K5		Warehouse Ancillary <b>TOTAL</b>	5,984 sq ft 1,495 sq ft <b>7,479 sq ft</b> 695 sq m	Available until June 2022	<ul style="list-style-type: none"><li>• 1 roller shutter door</li><li>• Ground floor office</li><li>• 24-hour access and use</li><li>• Estate CCTV</li><li>• EPC Rating: D - 91</li></ul>

All areas are approximate and measured on a Gross External basis



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## AVAILABILITY

G		Warehouse Office <b>TOTAL</b>	11,301 sq ft 728 sq ft 12,029 sq ft 1,118 sq m	Under Offer	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 24-hour access and use</li><li>• Male and female bathrooms</li><li>• Estate CCTV</li><li>• 9 car parking spaces</li><li>• EPC Rating: B - 61</li></ul>
1		<b>TOTAL</b>	<b>2,671 sq ft</b> <b>248 sq m</b>	Available	<ul style="list-style-type: none"><li>• 6m clear height</li><li>• 1 electric roller shutter door</li><li>• Fully fitted office accommodation</li><li>• 3-phase electricity</li><li>• Gas</li><li>• Generous car parking</li><li>• EPC Rating: C - 67</li></ul>
4		<b>TOTAL</b>	<b>2,449 sq ft</b> <b>228 sq m</b>	Available	<ul style="list-style-type: none"><li>• 6m clear height</li><li>• 1 electric roller shutter door</li><li>• Fully fitted office accommodation</li><li>• 3-phase electricity</li><li>• Gas</li><li>• Generous car parking</li><li>• EPC Rating: D - 80</li></ul>

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**SEGRO**

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34	 <small>Indicative image</small>	<b>TOTAL</b>	<b>2,670 sq ft</b> <b>248 sq m</b>	Available (under refurbishment)	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 7m eaves height</li><li>• 24-hour access and use</li><li>• First floor office</li><li>• Estate CCTV</li><li>• 5 car parking spaces</li><li>• EPC Rating: B - 37</li></ul>
36		Warehouse Ground Floor Office First Floor Office <b>TOTAL</b>	2,250 sq ft 283 sq ft 745 sq ft <b>3,278 sq ft</b> <b>305 sq m</b>	Available	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 7m eaves height</li><li>• 24-hour access and use</li><li>• First floor office</li><li>• Estate CCTV</li><li>• 5 car parking spaces</li><li>• EPC Rating: D - 97</li></ul>
39		<b>TOTAL</b>	<b>3,865 sq ft</b> <b>359 sq m</b>	Available	<ul style="list-style-type: none"><li>• 1 roller shutter door</li><li>• 6m eaves height</li><li>• 24-hour access and use</li><li>• Ground and first floor offices</li><li>• Estate CCTV</li><li>• 4 car parking spaces</li><li>• EPC: B - 37</li></ul>

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45		Warehouse Office <b>TOTAL</b>	2,750 sq ft 301 sq ft <b>3,051 sq ft</b> 283 sq m	Available	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 6m eaves height</li><li>• 24-hour access and use</li><li>• Male and female bathrooms</li><li>• Estate CCTV</li><li>• 5 car parking spaces</li><li>• EPC: D – 97</li></ul>
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