

AVAILABLE NOW

UNITS 13 & 14

SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

📍 [///FETCH.STREAM.SQUAD](https://fetch.stream.squad)



Indicative Image



Indicative Image



TO BE REFURBISHED

WAREHOUSE / INDUSTRIAL UNIT

5,191 SQ FT (482 SQ M)

- ✓ **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 National Rail Station
- ★ **SEGRO Metropolitan Park** is home to established occupiers:



ACCOMMODATION

| | |
|---------------------|------------------------|
| WAREHOUSE | 3,911 sq ft |
| FIRST FLOOR OFFICES | 1,280 sq ft |
| TOTAL | 5,191 sq ft (482 sq m) |

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

SPECIFICATION

- To be refurbished
- 6.33m eaves height
- 2 level access loading doors
- Designated parking
- 3-phase power
- EPC C-62 (unit 13)
- EPC C-62 (unit 14)

DISTANCES

| | |
|----------------|------------|
| A40 | 0.2 miles |
| GREENFORD 🚉 | 0.8 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

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/METROPOLITANPARK

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