REFURBISHED





UNIT 34

SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

///FETCH.STREAM.SQUAD



TO LET

WAREHOUSE / INDUSTRIAL UNIT

2,538 SQ FT (236 SQ M)

SEGRO.com/metropolitanpark

SEGRO

- **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:

PANAVISION · WOLSELEY · Dulux DECORATOR CENTRE · PLANT DESIGNS · DAMASGATE WHOLESALE · Prestolite electric CORPORATE

ACCOMMODATION

TOTAL	2,538 sq ft (236 sq m)

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

SPECIFICATION

- Fully refurbished
- 1 level access loading door
- Designated parking
- 3-phase power
- EPC C

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. 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





FOR MORE INFORMATION, PLEASE VISIT

SEGRO.COM/METROPOLITANPARK

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