

AVAILABLE NOW

UNIT 2

FAIRWAY DRIVE

GREENFORD UB6 8PW



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
ON A WELL-MANAGED ESTATE**

13,065 SQ FT (1,214 SQ M)

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 0.7 miles of the estate entrance

Close proximity to local shops, cafés, post office and Westway Cross Retail Centre

Well-managed estate with occupiers including Hermes, Temperley London, Belazu, Mills Ltd, Kanada-Ya and Wholegood

ACCOMMODATION

WAREHOUSE	10,975 sq ft
GROUND FLOOR OFFICE	1,045 sq ft
FIRST FLOOR OFFICE	1,045 sq ft
TOTAL	13,065 sq ft (1,214 sq m)

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

SPECIFICATION

- 2 roller shutter doors
- 5.6m clear height
- Ground and first floor offices
- 24-hour access and use
- Estate CCTV
- EPC: C - 54

DRIVING DISTANCES

A40	0.4 miles
GREENFORD	0.7 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

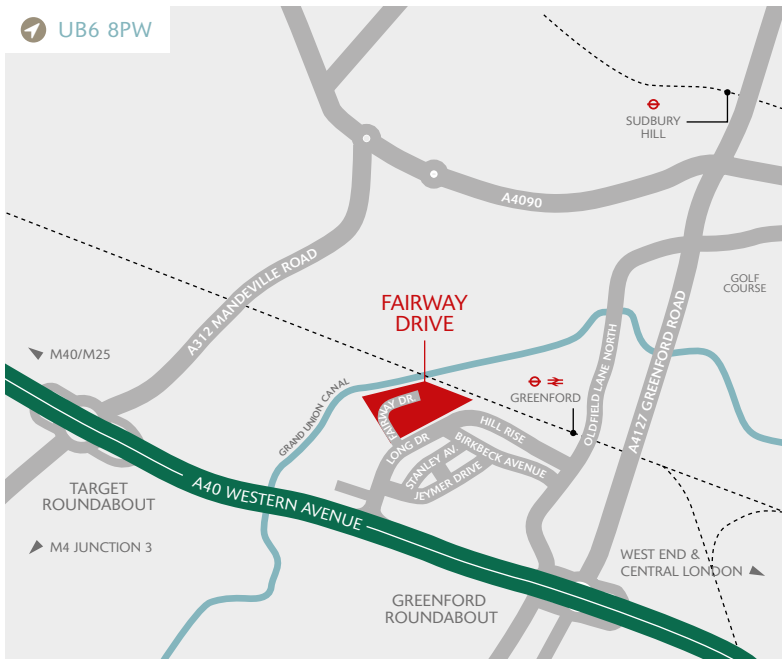
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index. It is a leading owner, manager and developer of modern warehouses and light industrial property with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £12.2 billion.

Its assets are positioned strategically at locations in the UK across London and the South-East and Midlands regions, while in Continental Europe it has developments in France, Germany, Italy, Poland, Spain, The Netherlands and the Czech Republic.

See SEGRO.com for further information.



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