

GREENFORD UB6 0AZ

# GREENFORD GREENFORD PARK

## AVAILABILITY

WAREHOUSE / INDUSTRIAL UNITS  
IN THE HEART OF WEST LONDON







## GREENFORD PARK

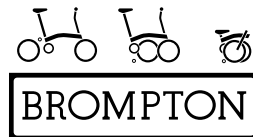
# A CHOICE FOR EVERY BUSINESS REQUIREMENT

## WAREHOUSE / INDUSTRIAL UNITS AVAILABLE TO LET FROM 3,273 SQ FT to 11,550 SQ FT.

Greenford Park provides the opportunity for companies to locate to an established business environment on a vibrant estate, with a wide range of industrial, warehouse and production units available individually or combined.

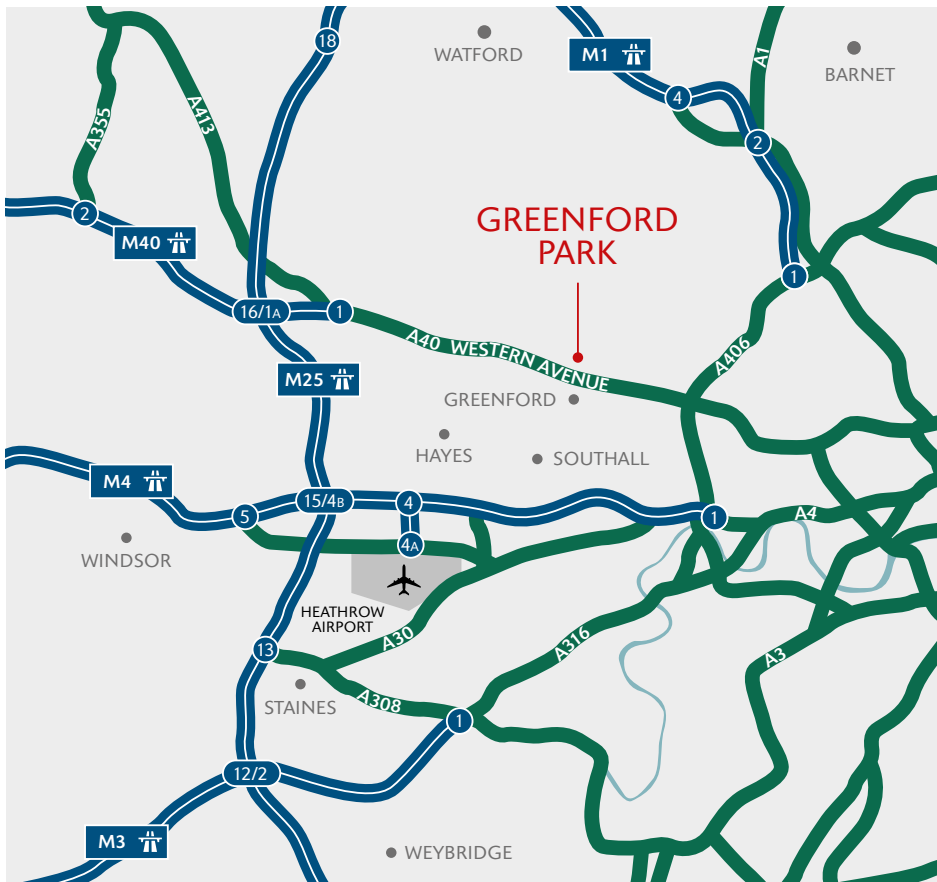
-  **Excellent access** onto the Western Avenue (A40), providing direct links to Central London and the national motorway network
-  **Established estate** with well-known occupiers including UK Mail, DFS, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's
-  **Easily accessible** environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance
-  **Secure estate** with 24 hour on-site security, CCTV and gatehouse

GREENFORD PARK IS HOME TO A RANGE OF ESTABLISHED LOCAL OCCUPIERS:





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### DRIVING DISTANCES

A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 JUNCTION 3	6 miles
M40 JUNCTION 1	7 miles
M25 JUNCTION 16	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

Source: Google maps

### LOCAL AMENITIES

GREENFORD MAIN LINE AND UNDERGROUND STATION	0.1 miles
WESTWAY CROSS RETAIL CENTRE	0.4 miles
LOCAL SHOPS, CAFÉS & POST OFFICE	1.2 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.

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## AVAILABILITY

14		Warehouse Reception First Floor Office <b>TOTAL</b>	4,607 sq ft 426 sq ft 942 sq ft <b>5,975 sq ft</b> 555 sq m	Let	<ul style="list-style-type: none"><li>• 1 electric loading door</li><li>• 3 phase power</li><li>• 400kg passenger lift</li><li>• WCs (including 1 disabled WC)</li><li>• Minimum 6m clear height rising to 8m</li><li>• Parking to front of property</li><li>• EPC rating: B – 47</li></ul>
15		<b>TOTAL</b>	<b>3,273 sq ft</b> 304 sq m	Available	<ul style="list-style-type: none"><li>• 1 electric loading door</li><li>• 3 phase power</li><li>• 1 disabled WC</li><li>• Minimum 6m clear height rising to 8m</li><li>• Parking to front of property</li><li>• EPC rating: E – 119*</li></ul>
16		<b>TOTAL</b>	<b>3,374 sq ft</b> 313 sq m	Available	<ul style="list-style-type: none"><li>• 1 electric loading door</li><li>• 3 phase power</li><li>• 1 disabled WC</li><li>• Minimum 6m clear height rising to 8m</li><li>• Parking to front of property</li><li>• EPC rating: E – 119*</li></ul>
17		<b>TOTAL</b>	<b>4,907 sq ft</b> 456 sq m	Available	<ul style="list-style-type: none"><li>• To be refurbished</li><li>• 1 electric loading door</li><li>• 3 phase power</li><li>• Minimum 6m clear height rising to 8m</li><li>• 1 disabled WC</li><li>• Parking to the front of property</li><li>• EPC rating: B – 31</li></ul>

18		TOTAL	3,323 sq ft 309 sq m	Available	<ul style="list-style-type: none"> <li>• To be refurbished</li> <li>• 1 electric loading door</li> <li>• 3 phase power</li> <li>• Minimum 6m clear height rising to 8m</li> <li>• Parking to the front of property</li> <li>• EPC rating: A – 13</li> </ul>
19		TOTAL	3,320 sq ft 308 sq m	Available	<ul style="list-style-type: none"> <li>• To be refurbished</li> <li>• 1 roller shutter door</li> <li>• 3 phase power</li> <li>• Minimum 6m clear height rising to 8m</li> <li>• Warehouse WCs</li> <li>• EPC available upon request</li> </ul>

All areas are approximate and measured on a Gross External basis.  
 Units are available individually or combined where the maximum size possible is 11,550 sq ft (1,073 sq m).  
 \*EPC for units 15 & 16 is a combined rating.



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