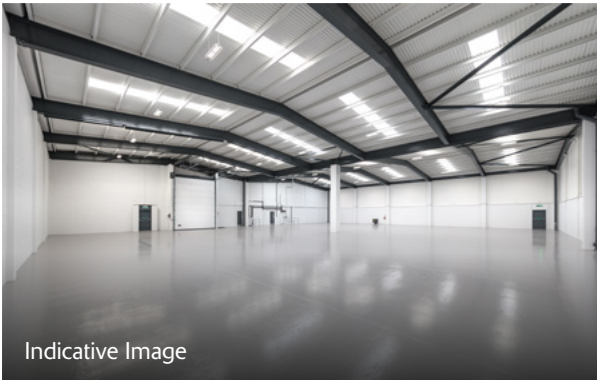


AVAILABLE NOW



Indicative Image

UNIT 32

SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

📍 ///FETCH.STREAM.SQUAD



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
TO UNDERGO LIGHT REFURBISHMENT**

13,000 SQ FT (1,208 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

TOTAL	13,000 sq ft (1,208 sq m)
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(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- To be refurbished (light refurbishment)
- 6m clear height
- 1 electric roller shutter loading door
- Mezzanine
- Fully fitted office
- 3-phase power
- 21 car parking spaces
- EPC rating B

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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