

AVAILABLE NOW



UNIT 11

SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

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



TO BE REFURBISHED (LIGHT REFURBISHMENT)

WAREHOUSE / INDUSTRIAL UNIT

3,442 SQ FT (320 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	2,781 sq ft
GROUND FLOOR ANCILLARY	328 sq ft
FIRST FLOOR ANCILLARY	333 sq ft
TOTAL	3,442 sq ft (320 sq m)

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

SPECIFICATION

- To be refurbished
- 6.55m eaves height
- 1 level access loading door
- Designated parking
- 3-phase power
- EPC available upon request

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

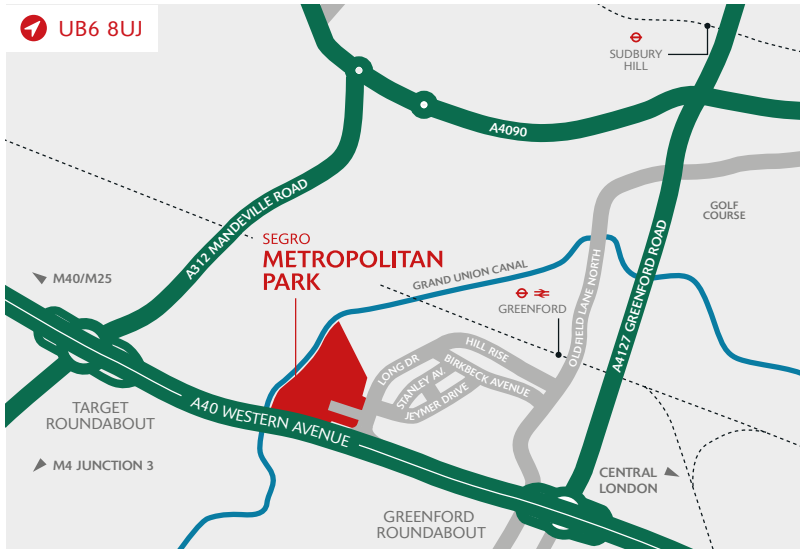
Source: Google maps

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

Or, alternatively, please contact the joint agents:



James Miller
020 3151 2258
Katy Kenealy
020 3151 9843



Alex Kington
020 3151 2280
Callum Moloney
020 3151 2217



Patrick Rosso
020 3369 0518
Stan Gibson
020 3369 0532

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