

GREENFORD UB6 0AZ

GREENFORD PARK

AVAILABILITY

WAREHOUSE / INDUSTRIAL UNITS
IN THE HEART OF WEST LONDON



GREENFORD PARK

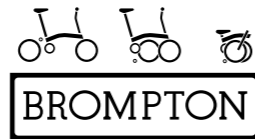
A CHOICE FOR EVERY BUSINESS REQUIREMENT

WAREHOUSE / INDUSTRIAL UNITS AVAILABLE TO LET FROM 2,867 SQ FT.

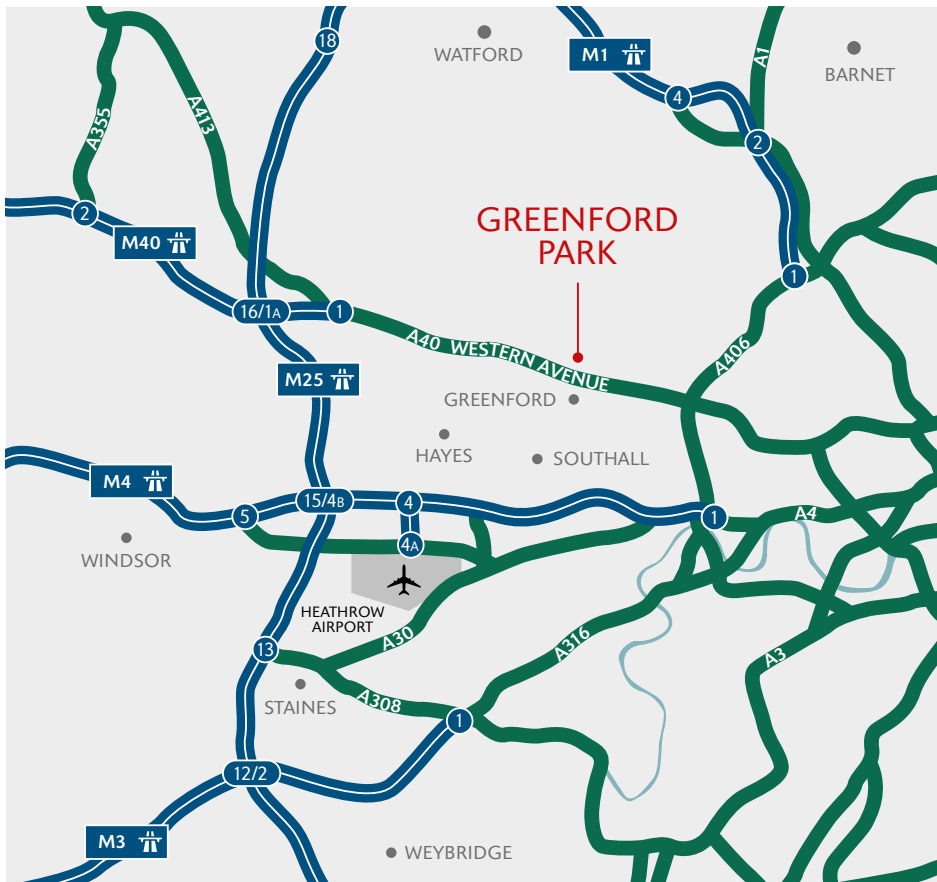
Greenford Park provides the opportunity for companies to locate to an established business environment, on a vibrant estate, with wide range of industrial, warehouse and production units available.

- 📍 **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 6.9 million square metres of space (74 million square feet) valued at over £10 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 nine other European countries.

See SEGRO.com for further information.

For more information, please contact the joint agents:

James Miller
james.miller@eu.jll.com

Paul Londra
paul.londra@montagu-evans.co.uk
Jody Smith
jody.smith@montagu-evans.co.uk




Patrick Rosso
patrick.rosso@colliers.com
Simon Quine
Simon.Quine@colliers.com
Akhtar Alibhai
akhtar.alibhai@colliers.com

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

All areas are approximate and measured on a Gross External basis. Units available individually or combined.
* EPC for units 15 & 16 is a combined rating.



James Miller
james.miller@eu.jll.com
Katy Kenealy
katy.kenealy@eu.jll.com



Paul Londra
paul.londra@montagu-evans.co.uk
Jody Smith
jody.smith@montagu-evans.co.uk




Patrick Rosso
patrick.rosso@colliers.com
Isa Naeem
isa.naeem@colliers.com
Akhtar Alibhai
akhtar.alibhai@colliers.com

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17		TOTAL	4,907 sq ft 456 sq m	Available	<ul style="list-style-type: none">• To be refurbished• 1 electric loading door• 3 phase power• Minimum 6m clear height rising to 8m• 1 disabled WC• Parking to the front of property• EPC: B - 31
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James Miller
james.miller@eu.jll.com
Katy Kenealy
katy.kenealy@eu.jll.com



Paul Londra
paul.londra@montagu-evans.co.uk
Jody Smith
jody.smith@montagu-evans.co.uk



Patrick Rosso
patrick.rosso@colliers.com
Isa Naeem
isa.naeem@colliers.com
Akhtar Alibhai
akhtar.alibhai@colliers.com

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