

AVAILABLE NOW

UNIT 28

METROPOLITAN PARK

GREENFORD UB6 8UJ

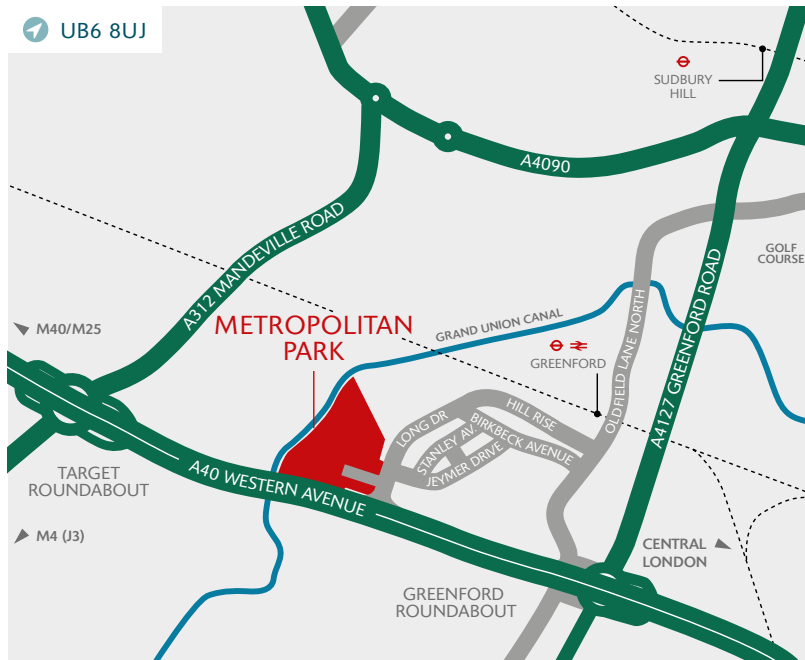


TO LET

**INDUSTRIAL / WAREHOUSE UNIT
ADJACENT TO THE A40**

12,996 SQ FT (1,207 SQ M)

UB6 8UJ



- ✓ **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 Main Line Station**
- ★ **Trade occupiers on the estate include Plumb Center, Eurocell, Hire Station, Bansal, Pipe Center, Panavision and Ashworth**

ACCOMMODATION

WAREHOUSE	10,466 sq ft
GROUND FLOOR OFFICE	1,254 sq ft
FIRST FLOOR OFFICE	1,276 sq ft
TOTAL	12,996 sq ft (1,207 sq m)

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

SPECIFICATION

- 1 roller shutter door
- First floor office
- 24-hour access and use
- 6m eaves height
- Estate CCTV
- EPC rating: B – 50

DRIVING DISTANCES

A40	0.2 miles
GREENFORD 🚆	0.8 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 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:



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K5		Warehouse Ancillary TOTAL	5,984 sq ft 1,495 sq ft 7,479 sq ft 695 sq m	Available until June 2022	<ul style="list-style-type: none">• 1 roller shutter door• Ground floor office• 24-hour access and use• Estate CCTV• EPC: D – 91
G		Warehouse Office TOTAL	11,301 sq ft 728 sq ft 12,029 sq ft 1,118 sq m	Available until June 2022	<ul style="list-style-type: none">• 1 level loading door• 24-hour access and use• Male and female bathrooms• Estate CCTV• 9 car parking spaces• EPC: B – 61
28		Warehouse Ground Floor Office First Floor Office TOTAL	10,466 sq ft 1,254 sq ft 1,276 sq ft 12,996 sq ft 1,207 sq m	Available	<ul style="list-style-type: none">• 1 roller shutter door• First floor office• 24-hour access and use• 6m eaves height• Estate CCTV• EPC: B – 50

All areas are approximate and measured on a Gross External basis



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36		TOTAL	3,278 sq ft 304 sq m	Available	<ul style="list-style-type: none">• 1 level loading door• 7m eaves height• 24-hour access and use• First floor office• Estate CCTV• 5 car parking spaces• EPC: B – 40
39		TOTAL	3,814 sq ft 354 sq m	Available	<ul style="list-style-type: none">• 1 roller shutter door• 6m eaves height• 24-hour access and use• Ground and first floor offices• Estate CCTV• 4 car parking spaces• EPC: B – 37
45		Warehouse Office TOTAL	2,750 sq ft 301 sq ft 3,051 sq ft 283 sq m	Available	<ul style="list-style-type: none">• 1 level loading door• 6m eaves height• 24-hour access and use• Male and female bathrooms• Estate CCTV• 5 car parking spaces• EPC: D – 97

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