

AVAILABLE NOW

UNIT 27

GREENFORD PARK

GREENFORD UB6 0AZ




TO LET


**INDUSTRIAL WAREHOUSE UNIT
IN THE HEART OF WEST LONDON**


3,995 SQ FT (371 SQ M)


[SEGRO.com/parkroyal](https://www.segro.com/parkroyal)

SEGRO
100 YEARS OF THE
EXTRAORDINARY

 Excellent access onto the Western Avenue (A40), providing direct links to Central London and the national motorway network

 Easily accessible environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance

 Established estate with well-known occupiers including UK Mail, DFS, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's

 Secure estate with 24-hour on-site security, CCTV and gatehouse

ACCOMMODATION

WAREHOUSE	3,715 sq ft
OFFICE	280 sq ft
TOTAL	3,995 sq ft (371 sq m)

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

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

SPECIFICATION

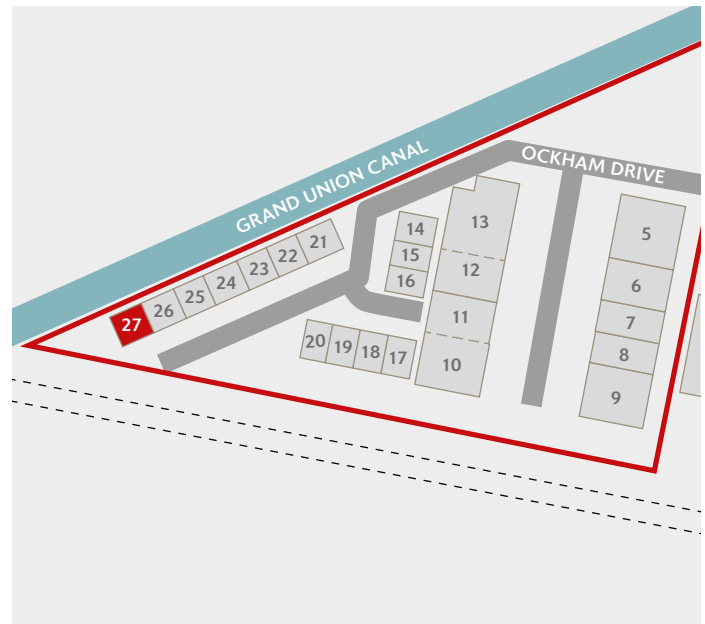
- Refurbished
- 6m clear eaves height
- 30kN/m² floor loading
- 2 car parking spaces
- EPC rating: A – 20

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index. It is a leading owner, manager and developer of modern warehouses and light industrial property with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £12.2 billion.

Its assets are positioned strategically at locations in the UK across London and the South-East and Midlands regions, while in Continental Europe it has developments in France, Germany, Italy, Poland, Spain, The Netherlands and the Czech Republic.

See SEGRO.com for further information.



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