

AVAILABLE NOW

UNIT 6

FAIRWAY DRIVE

GREENFORD UB6 8PW



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
ON A WELL-MANAGED ESTATE**

5,515 SQ FT (512 SQ M)

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

SEGRO
100 YEARS OF THE
EXTRAORDINARY

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

📍 Easily accessible for employees with Greenford Main Line and Underground (Central line) Station within 0.7 miles of the estate entrance

📍 Close proximity to local shops, cafés, post office and Westway Cross Retail Centre

★ Well managed estate with occupiers including Hermes, Temperley London, Belazu, Mills Ltd, Kanada-Ya and Wholegood

ACCOMMODATION

WAREHOUSE	5,018 sq ft
OFFICE/ANCILLARY	497 sq ft
TOTAL	5,515 sq ft (512 sq m)

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

SPECIFICATION

- 1 roller shutter door
- 5.32m eaves height
- 24-hour access and use
- Estate CCTV
- EPC: E - 101

DRIVING DISTANCES

A40	0.4 miles
GREENFORD 🚆	0.7 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

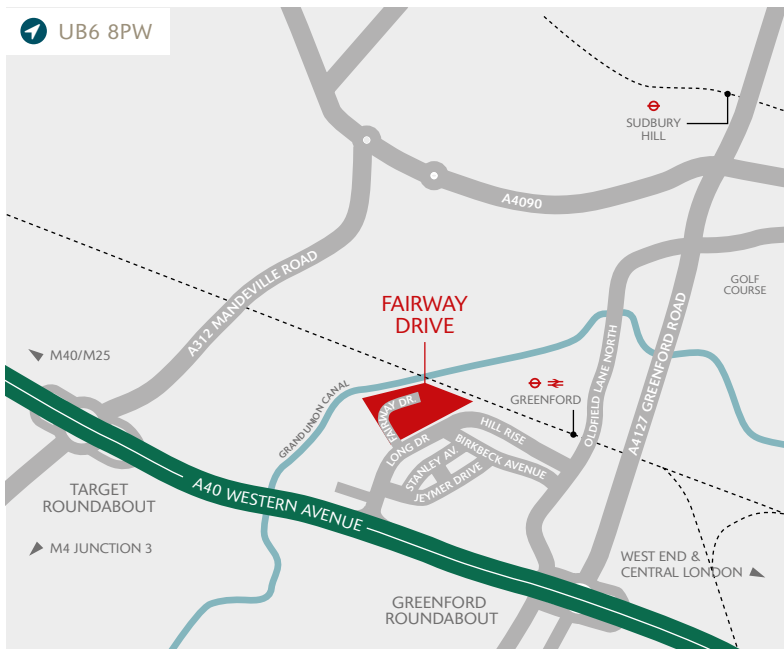
Source: Google maps

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:



Jamie Hargreaves
jamie.hargreaves@cbre.com
Samantha Smith
samantha.smith@cbre.com



David O'Donovan
dodonovan@dohertybaines.com
Marco Baio
mbaio@dohertybaines.com



James Miller
james.miller@eu.jll.com
Joe Jenkins
joe.jenkins@eu.jll.com

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 02/20.