




GREENFORD UB6 8UJ

METROPOLITAN PARK

AVAILABILITY

K2		Warehouse Ground Floor Office First Floor Office TOTAL	4,856 sq ft 711 sq ft 711 sq ft 6,278 sq ft 583 sq m	Available until June 2022	<ul style="list-style-type: none">• 1 level loading door• 5.1m eaves height• Gas• Ground and first floor offices• Estate CCTV• EPC rating: B – 38
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• 3-phase power• Estate CCTV• EPC rating: C – 56
M		Warehouse Office TOTAL	10,867 sq ft 1,172 sq ft 12,039 sq ft 1,118 sq m	Available until June 2022	<ul style="list-style-type: none">• 2 electric level loading doors• 5.56m minimum clear height• 18m yard depth• Fitted ground floor office• 3-phase power• Estate CCTV• EPC rating: A – 19

All areas are approximate and measured on a Gross External basis



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




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

SEGRO
100 YEARS OF THE
EXTRAORDINARY

GREENFORD UB6 8UJ

METROPOLITAN PARK

AVAILABILITY

4		Warehouse Ground Floor Office First Floor Office TOTAL	1,791 sq ft 329 sq ft 329 sq ft 2,449 sq ft 228 sq m	Available	<ul style="list-style-type: none">• 6m clear height• 1 electric roller shutter door• Fully fitted office accommodation• 3-phase electricity• Gas• Generous car parking• EPC rating: D – 77
18		Warehouse Ground Floor Ancillary First Floor Ancillary TOTAL	2,399 sq ft 560 sq ft 560 sq ft 3,518 sq ft 327 sq m	Available	<ul style="list-style-type: none">• 5.97m clear height• 1 electric roller shutter door• Fully fitted office accommodation• 3-phase electricity• Gas• 5 car parking spaces• EPC rating: C – 68
34		Warehouse Ground Floor Office First Floor Office TOTAL	1,457 sq ft 537 sq ft 544 sq ft 2,538 sq ft 236 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 rating: D – 81

All areas are approximate and measured on a Gross External basis



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




[SEGR0.com/parkroyal](https://www.segro.com/parkroyal)

SEGR0
100 YEARS OF THE
EXTRAORDINARY

GREENFORD UB6 8UJ

METROPOLITAN PARK

AVAILABILITY

35	 <small>Indicative image</small>	Warehouse First Floor Office TOTAL	1,705 sq ft 1,086 sq ft 2,791 sq ft 259 sq m	Coming Soon	<ul style="list-style-type: none">• To be refurbished• 1 level loading door• 7m eaves height• 24-hour access and use• First floor office• Estate CCTV• 5 car parking spaces• EPC rating available on request
36		Warehouse Ground Floor Office First Floor Office TOTAL	2,250 sq ft 283 sq ft 745 sq ft 3,278 sq ft 305 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 rating: B – 40
45		Warehouse Ancillary TOTAL	2,488 sq ft 712 sq ft 3,200 sq ft 297 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 rating: D – 97

All areas are approximate and measured on a Gross External basis



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

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

SEGRO
100 YEARS OF THE
EXTRAORDINARY