

AVAILABLE NOW

UNITS F,G&H METROPOLITAN PARK

GREENFORD UB6 8UJ



TO LET

INDUSTRIAL / WAREHOUSE UNITS
ADJACENT TO THE A40

12,057 SQ FT - 37,262 SQ FT
(1,120 SQ M - 3,462 SQ M)

UNITS AVAILABLE SEPARATELY OR COMBINED



[SEGRO.com/park-royal](https://www.segro.com/park-royal)

SEGRO
WHERE BUSINESS WORKS



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 National Rail Station



Well-known estate occupiers include Wolseley, Hertz Equipment Rental, Lloyd Fraser logistics, P&H Snacks, Lavazza Coffee, Monster Energy and Ultra Electronics

ACCOMMODATION

UNIT F

GROUND FLOOR WAREHOUSE	10,777 sq ft
FIRST FLOOR OFFICE	1,280 sq ft
TOTAL	12,057 sq ft (1,120 sq m)

UNIT G

WAREHOUSE	10,608 sq ft
GROUND FLOOR OFFICE	731 sq ft
FIRST FLOOR	731 sq ft
TOTAL	12,071 sq ft (1,121 sq m)

UNIT H

GROUND FLOOR WAREHOUSE	10,608 sq ft
MEZZANINE (CAN BE REMOVED)	1,041 sq ft
GROUND FLOOR OFFICE	742 sq ft
FIRST FLOOR OFFICE	742 sq ft
TOTAL	13,134 sq ft (1,220 sq m)
COMBINED TOTAL	37,262 sq ft (3,462 sq m)

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

SPECIFICATION

- 5.5m clear height
- 1 electric roller shutter loading door per unit
- Two storey offices
- Gas
- 3-phase electricity
- Roof lights
- Generous car parking
- EPC rating: Unit F: D – 91 / Unit G: D – 98 / Unit H: D – 91

DISTANCES

GREENFORD UNDERGROUND STN.	0.8 miles
A40	0.2 miles
M4	6.2 miles
M40 (JUNCTION 1)	7.2 miles
M1	7.4 miles
HEATHROW	9.1 miles
CENTRAL LONDON	10.4 miles

Source: Google maps

For more information, please contact the joint agents:



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ABOUT SEGRO

SEGRO is a leading owner, asset manager and developer of modern warehousing, light industrial and data centre properties, principally concentrated in London's Western Corridor (including the Thames Valley).

We know that selecting the right accommodation is fundamental to business success. Our experienced teams provide our customers with the accommodation and the environment that helps their businesses thrive.