

UNITS A & B (PHASE 1) COMING SOON
UNIT C (PHASE 2) COMING SOON

UNITS A, B & C

SEGRO PARK FAIRWAY DRIVE

GREENFORD UB6 8PW



TO LET

BRAND NEW & CARBON NEUTRAL
WAREHOUSE / INDUSTRIAL UNITS WITH
SUSTAINABILITY FEATURES

32,000 – 54,000 SQ FT (2,973 – 5,016 SQ M)

CGI Indicative Image

BRAND NEW UNITS ON A NEWLY IMPROVED ESTATE, JUST 30 MINUTES AWAY FROM CENTRAL LONDON



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 Belazu, Wholegood, Lloyd Fraser Logistics, Multi Packaging Solutions, and Kanada-Ya



ACCOMMODATION

UNIT A (PHASE 1)

WAREHOUSE	48,070 sq ft
FIRST FLOOR OFFICE	5,590 sq ft
TOTAL	53,660 sq ft (4,984 sq m)

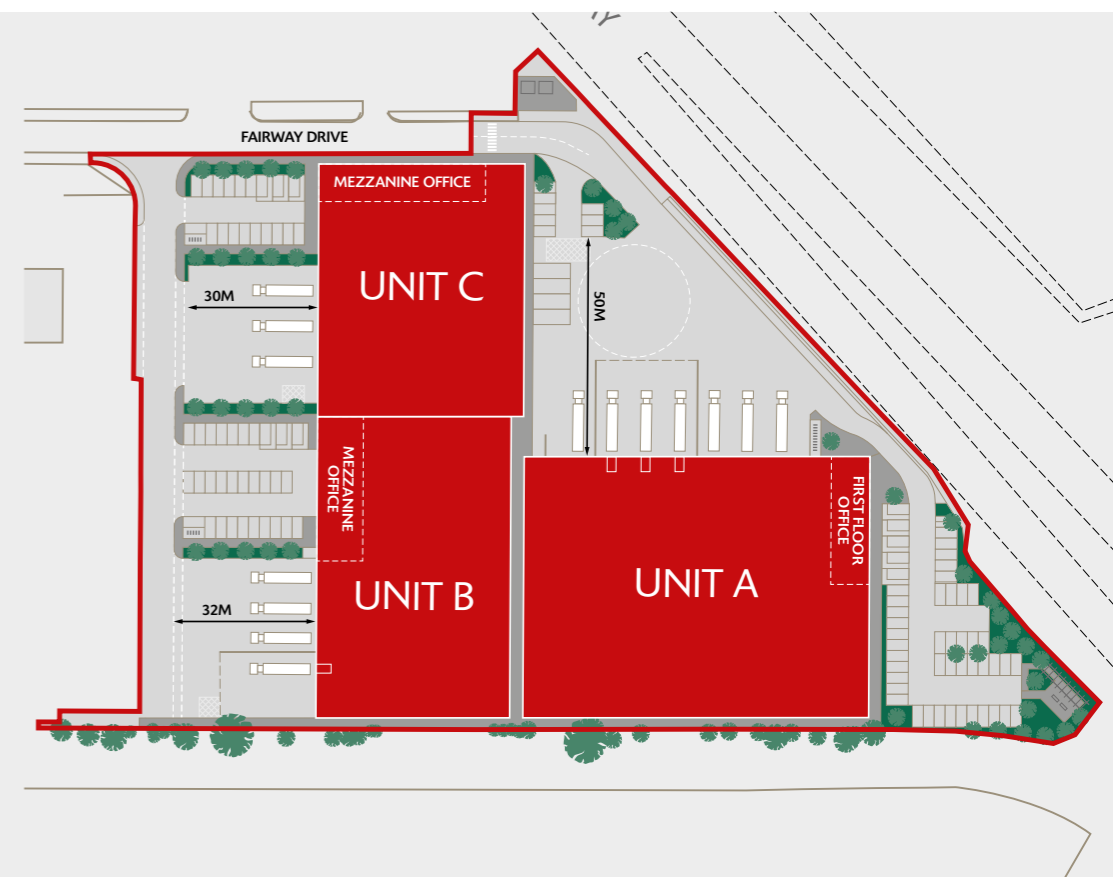
UNIT B (PHASE 1)

WAREHOUSE	32,054 sq ft
FIRST FLOOR OFFICE	4,842 sq ft
TOTAL	36,896 sq ft (3,429 sq m)

UNIT C (PHASE 2)

WAREHOUSE	28,186 sq ft
FIRST FLOOR OFFICE	4,232 sq ft
TOTAL	32,418 sq ft (3,012 sq m)

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



SPECIFICATION

- 10m eaves height
- Large service yard
- Parking spaces
Unit A: 48 / Unit B: 29 / Unit C: 26
- Level Access Loading Door
Unit A: 4 / Unit B: 3 / Unit C: 3
- Dock Loading Door
Unit A: 3 / Unit B: 1

ESTATE IMPROVEMENTS

- New lighting
- New security hut
- New CCTV
- Road improvements
- Improved landscaping
(Unit A will have a pocket park)

SUSTAINABILITY

- Targeting EPC A+ (Carbon Neutral)
- Targeting BREEAM Excellent
- PV panels
- Electric vehicle charging

DRIVING DISTANCES

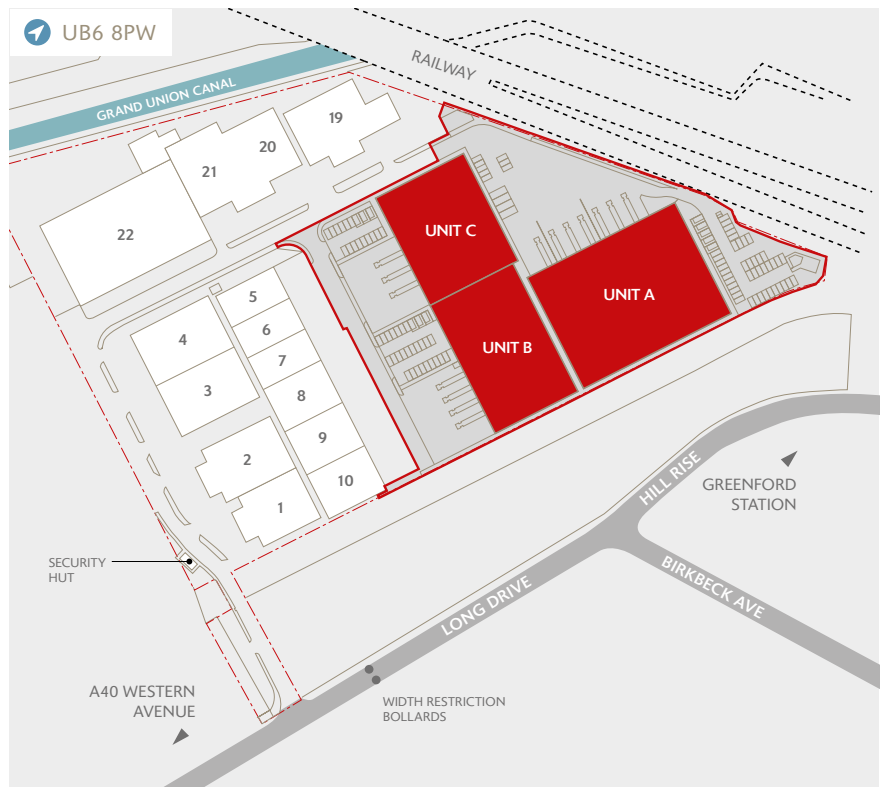
A40	0.4 miles
GREENFORD	0.7 miles
M4 (JUNCTION 3)	7.1 miles
M1 (JUNCTION 1)	7.6 miles
M40 (JUNCTION 1)	8.0 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and 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.



For more information, please contact the joint agents:



Jamie Hargreaves
jamie.hargreaves@cbre.com
Sam Baly
sam.baly@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

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