

# GREENFORD PARK

GREENFORD | UB6 0AZ

**TO LET** INDUSTRIAL / WAREHOUSE UNITS  
FROM 2,867 SQ FT (266 SQ M)  
TO 57,224 SQ FT (5,316 SQ M)



[SEGR<sup>O</sup>.com/london](https://www.segro.com/london)

**SEGR<sup>O</sup>**  
WHERE BUSINESS WORKS

Keyline denotes approximate ownership and access



#### OCCUPIERS

<b>1</b> Bentley	<b>5</b> Spurway Foods Ltd	<b>9</b> Jack Wills
<b>2</b> Tesco	<b>6</b> Business Post	<b>10</b> H&M Hennes & Mauritz Ltd
<b>3</b> Wealmoor Ltd	<b>7</b> Office Holdings	<b>11</b> Kuehne & Nagel Drinks Logistics Ltd
<b>4</b> Booker	<b>8</b> Wincanton	

## A NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT IN THE HEART OF WEST LONDON

- Use: B1c, B2 and B8
- 24-hour on-site security with CCTV and gatehouse
- Excellent access onto the Western Avenue (A40) providing direct links to both central London and the national motorway network
- Greenford Main Line and Underground (Central line) Station along with local amenities within 300 metres of the estate entrance
- Prominent situation within the established Oldfield Lane industrial area
- Industrial / warehouse, distribution and production accommodation with 24-hour use
- Availability of a skilled local workforce

# GREENFORD PARK

## SITEPLAN



Keyline denotes approximate ownership and access

### SPECIFICATION

#### WAREHOUSE

##### CLEAR HEIGHT

- Units 5 to 13: 8m
- Units 14 to 27: 6m

##### FLOOR LOADING

- Units 5 to 13: 40kN/m<sup>2</sup>
- Units 14 to 27: 30kN/m<sup>2</sup>

##### LOADING DOORS

- Units 5 to 13: 3.5 x 5m
- Units 14 to 27: 3.5 x 4.5m

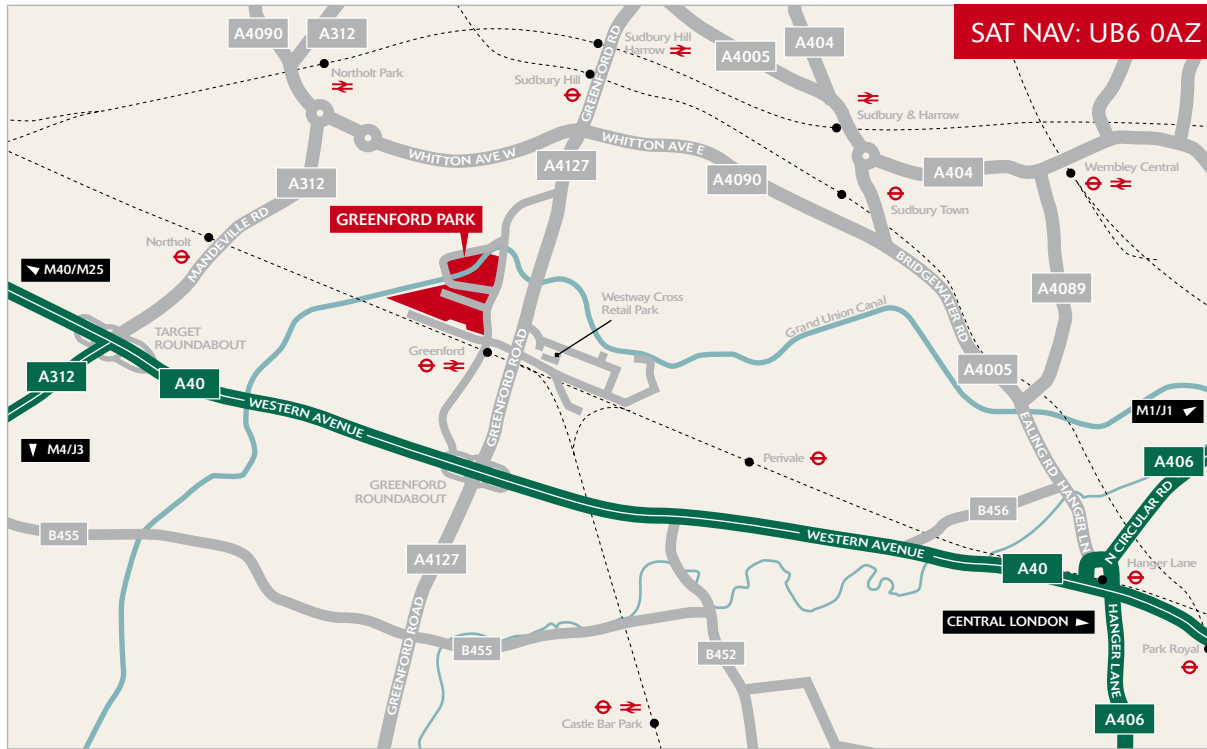
#### OFFICE

- Gas fired central heating
- Ability to extend at ground floor level
- Units 5 to 13 benefit from a platform lift
- Suspended ceilings

#### EXTERNAL

- Parking
- Generous yard areas





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## GREENFORD PARK GREENFORD

### DRIVING DISTANCES

LOCATION	MILES
A40	1.5
M4	6
M40	7.5
M25	8.5
Heathrow	10
Central London	11.8

Source: AA route planner

### LOCAL AMENITIES

AMENITY	MILES
Greenford Main Line & Underground Station (Central line)	0.2
Post Office	0.2
Local shops & cafés	0.2
Westway Cross Retail Park	0.4

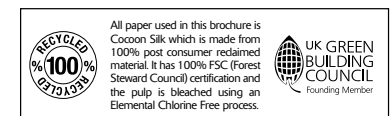
Source: AA route planner

### ABOUT SEGRO

Operating in ten countries, SEGRO is Europe's leading provider of flexible business space, with a property portfolio of over 5 million sq m that includes offices, light industrial, logistics, warehouses and datacentres.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.

[www.SEGRO.com/london](http://www.SEGRO.com/london)



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)) and the Commercial Landlords Accreditation Scheme (see [www.clascheme.org.uk](http://www.clascheme.org.uk)). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 05/10