

AVAILABLE NOW



UNIT 2

AURIOL DRIVE

GREENFORD UB6 0AZ



TO LET

HIGHLY SUSTAINABLE,
STATE-OF-THE-ART WAREHOUSE

RECENTLY UNDERGONE EXTENSIVE REFURBISHMENT

32,709 SQ FT (3,039 SQ M)

**32,709 SQ FT INDUSTRIAL UNIT MARKS
SEGRO'S MOST SUSTAINABLE REFURBISHMENT
TO DATE, BOASTING BOTH OUTSTANDING
SUSTAINABILITY CREDENTIALS AND FEATURES.**



An A+ EPC
Rating



'**Outstanding**'
BREEAM credentials
(target)



Internal and
external living
plant walls



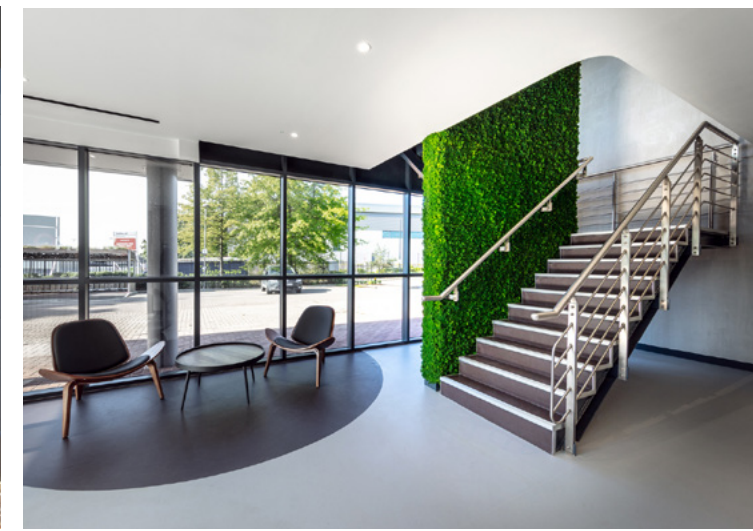
EV charging bays



Solar PV panels



Real time energy
data capture
technology



ACCOMMODATION

WAREHOUSE	27,421 sq ft
GROUND FLOOR OFFICES	1,233 sq ft
FIRST FLOOR OFFICES	4,056 sq ft
TOTAL	32,709 sq ft (3,039 sq m)

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



SPECIFICATION



New heat pump
/ AC system



Cycle racks
and changing
facilities



Rainwater
harvesting



Internal
air quality
sensors



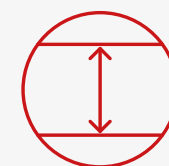
Bug hotels to
help increase
bio-diversity
efforts



LED lighting to
warehouse and
offices



Recently
undergone
extensive
refurbishment



8m
clear height



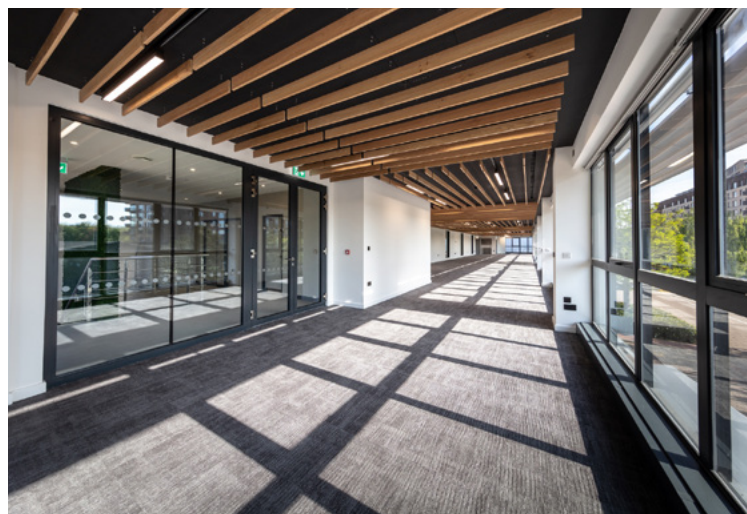
3-phase
electricity supply







Allocated
parking



4 level access
loading doors



NEWLY REFURBISHED UNIT ON AN ESTABLISHED AND SECURE ESTATE JUST 30 MINUTES AWAY FROM CENTRAL LONDON

-  **Excellent access** onto Western Avenue (A40), providing direct links to Central London and the national motorway network
-  **Easily accessible** environment for employees with Greenford Main Line and Underground (Central line) Station within 300m of the estate entrance
-  **Established estate** with well-known occupiers including DHL, DFS, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's
-  **Secure estate** with 24-hour on-site security, CCTV and gatehouse

DISTANCES

A40 WESTERN AVENUE	0.3 miles
GREENFORD STATION	0.4 miles
NORTHOLT STATION	2.5 miles
A406 NORTH CIRCULAR	2.9 miles
M4 (J3)	6 miles
M40 (J1)	7 miles
M25 (J16)	9 miles
HEATHROW AIRPORT	9 miles
CENTRAL LONDON	12 miles

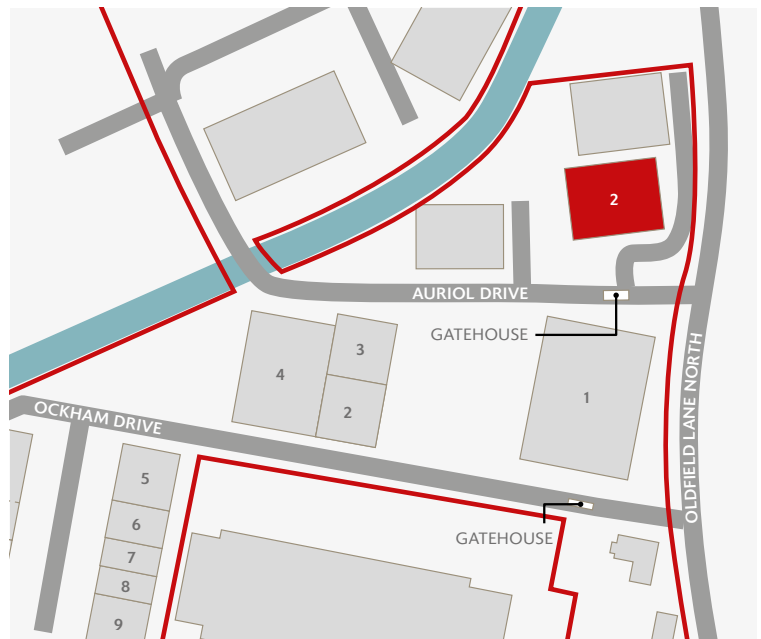
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 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 seven other European countries.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT SEGRO.COM/PARKGREENFORD

Or, alternatively, please contact the joint agents:



Robert Cohu
020 3151 3554
Will Fennell
020 3369 0784
Niamh Bell
020 3369 0831



James Miller
020 3151 3528
Katy Kenealy
020 3369 0582



Patrick Rosso
01895 770240
Isa Naem
01895 770084

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