

AVAILABLE NOW
NEWLY REFURBISHED



UNIT 46

SEGRO METROPOLITAN PARK

GREENFORD UB6 8UJ

📍 [///FETCH.STREAM.SQUAD](https://www.fetch.stream/squad)

46

TO LET

WAREHOUSE / INDUSTRIAL UNIT

2,920 SQ FT (271 SQ M)

- ✓ **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
- ★ **SEGRO Metropolitan Park** is home to established occupiers:



ACCOMMODATION

GROUND FLOOR	2,581 sq ft
FIRST FLOOR	339 sq ft
TOTAL	2,920 sq ft (271 sq m)

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

SPECIFICATION

- Newly refurbished
- 6.12m clear height
- First floor offices
- 1 loading door
- 3-phase power
- LED warehouse lighting
- EV charging points available
- EPC D

DISTANCES

A40	0.2 miles
GREENFORD 🚇	0.8 miles
M4 (J3)	7.1 miles
M1 (J1)	7.6 miles
M40 (J1)	8.0 miles
HEATHROW	9.4 miles
CENTRAL LONDON	12.3 miles

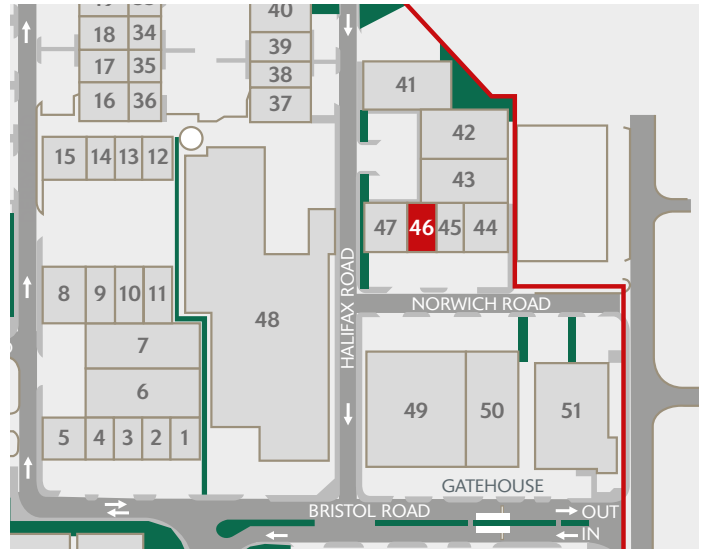
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/METROPOLITANPARK

Or, alternatively, please contact the joint agents:



James Miller
020 3151 2258
Katy Kenealy
020 3151 9843



Alex Kington
020 3151 2280
Callum Moloney
020 3151 2217



Patrick Rosso
020 3369 0518
Stan Gibson
020 3369 0532

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. June 2026.