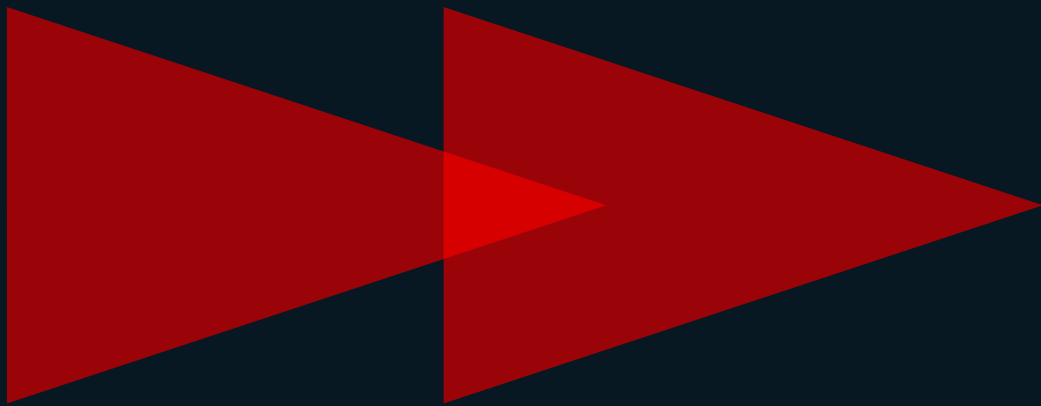


SEGRO PARK  
FAIRWAY DRIVE

UB6 8PW  
///DOCK.SCALE.CANNY



# FWD THINKING

UNIT C  
32,511 SQ FT (3,020 SQ M)  
INDUSTRIAL / WAREHOUSE UNIT

AVAILABLE NOW

# BUILDING MOMENTUM

## UNIT C

32,511 SQ FT / 3,020 SQ M

Designed to the very highest standards, Unit C at SEGRO Park Fairway Drive meets the customer demands of today and tomorrow.

The energy-efficient building using sustainable materials, incorporating renewable energy and zero carbon technologies and landscaping throughout the estate makes SEGRO Park Fairway Drive the perfect choice for occupiers and their workforce.

2

3



# UNIT C

|                        | SQ FT         | SQ M         |
|------------------------|---------------|--------------|
| Ground floor warehouse | 27,655        | 2,569        |
| Ground floor office    | 1,497         | 139          |
| First floor office     | 3,359         | 312          |
| <b>Total</b>           | <b>32,511</b> | <b>3,020</b> |

Measured on a GEA basis

4



10M EAVES  
HEIGHT



BREEAM  
'EXCELLENT'



26 PARKING  
SPACES



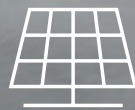
FULLY-FITTED  
FIRST-FLOOR  
OFFICES



3 LEVEL ACCESS  
LOADING DOORS



EPC A+



PV PANELS



COMFORT  
COOLING / HEATING  
IN OFFICES



30M YARD  
DEPTH



50 KN/M² FLOOR  
LOADING



5 ELECTRIC VEHICLE  
CHARGING SPACES



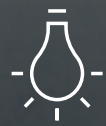
KITCHENETTE



475 KVA (WITH THE  
ABILITY TO UPGRADE  
TO 800 KVA)



OPTION TO ADD  
FENCING TO  
SECURE THE YARD

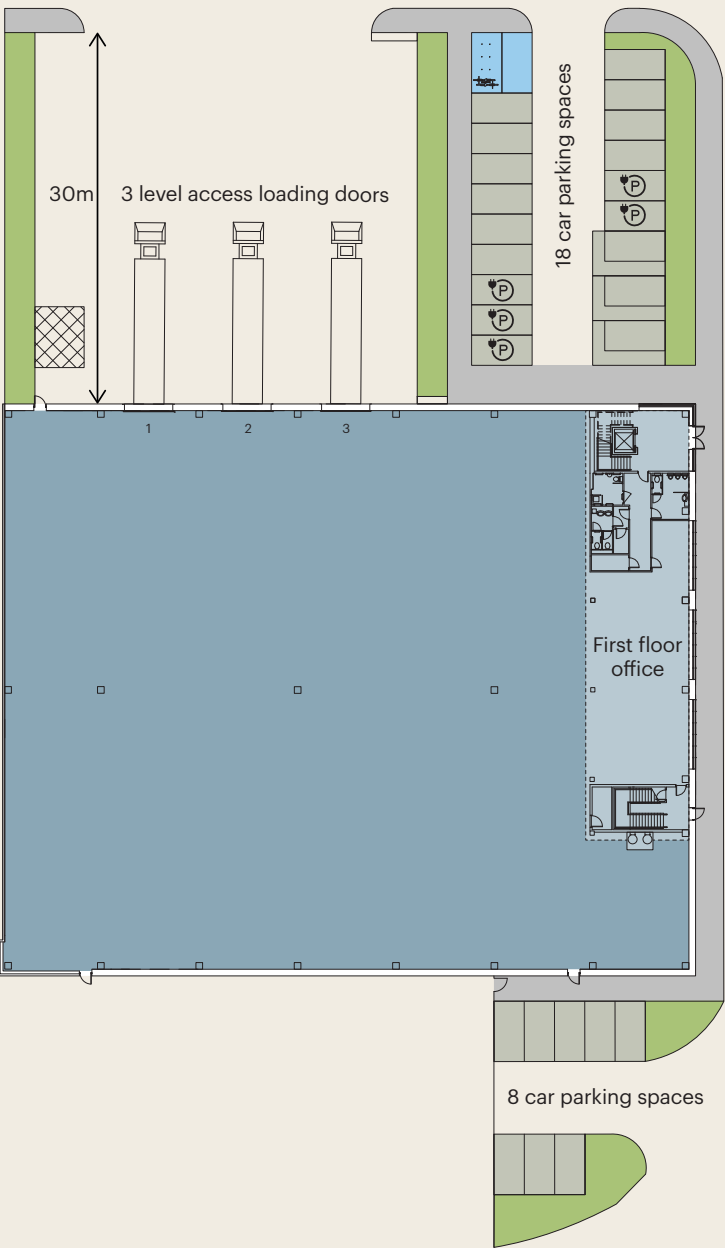


MODERN  
INTERIORS WITH  
LED LIGHTING



SHOWER  
FACILITIES

5





CENTRAL  
LONDON

6

LET

UNIT A

53,660 SQ FT  
4,984 SQ M

LET

UNIT B

36,896 SQ FT  
3,429 SQ M

UNIT C

32,511 SQ FT  
3,020 SQ M

A40 WESTERN AVENUE



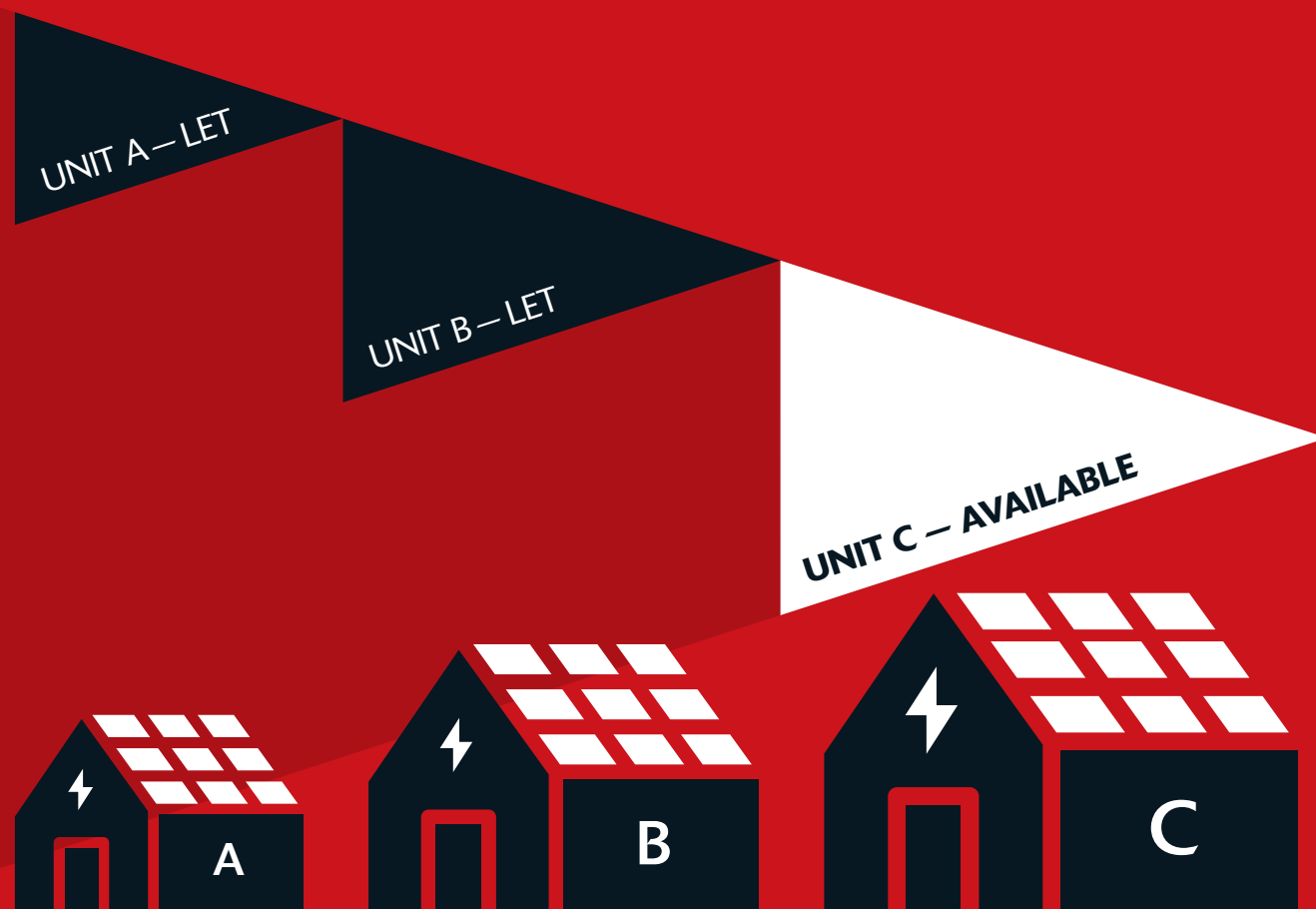
M25

7

# MOVING BUSINESSES FORWARD

**SEGRO PARK FAIRWAY DRIVE** OFFERS  
BRAND NEW, BEST-IN-CLASS, GRADE A UNITS  
ON ONE OF LONDON'S MOST ESTABLISHED  
INDUSTRIAL / LOGISTICS PARKS

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## ESTATE REGENERATION

SEGRO has redeveloped seven existing units to create three new warehouse / industrial units. The estate benefits from 24/7 manned security, the gatehouse is being redeveloped alongside upgrade works to the access road, making for improved estate security and accessibility.



## LOCATION

A proven location for immediate access to the A40 and M40. Benefitting from an experienced local workforce with easy accessibility with Greenford Main Line and Underground (Central line) Station within 0.7 miles of the estate entrance.



## WELLNESS ENABLED

Improved landscaping and acoustic fences to create a considered, comfortable and relaxing environment. Electric car charging facilities can be found onsite.



## IN GOOD COMPANY

Occupiers include Belazu, Muji and Borough Broth.



## CUSTOMER BENEFITS

A warehouse specification to maximise efficiencies, offering a 30m yard depth, a 10m eaves height, 3 level access loading doors and 26 parking spaces within the unit's demise on a newly regenerated secure estate.



## SUSTAINABLE

Carbon neutral base build, use of renewable energy incorporating photovoltaic panels and LED lighting. BREEAM 'Excellent' and an A+ EPC rating.



EPC A+

**BREEAM®**  
EXCELLENT



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# A NEW ROUTE FORWARDS FOR LOGISTICS

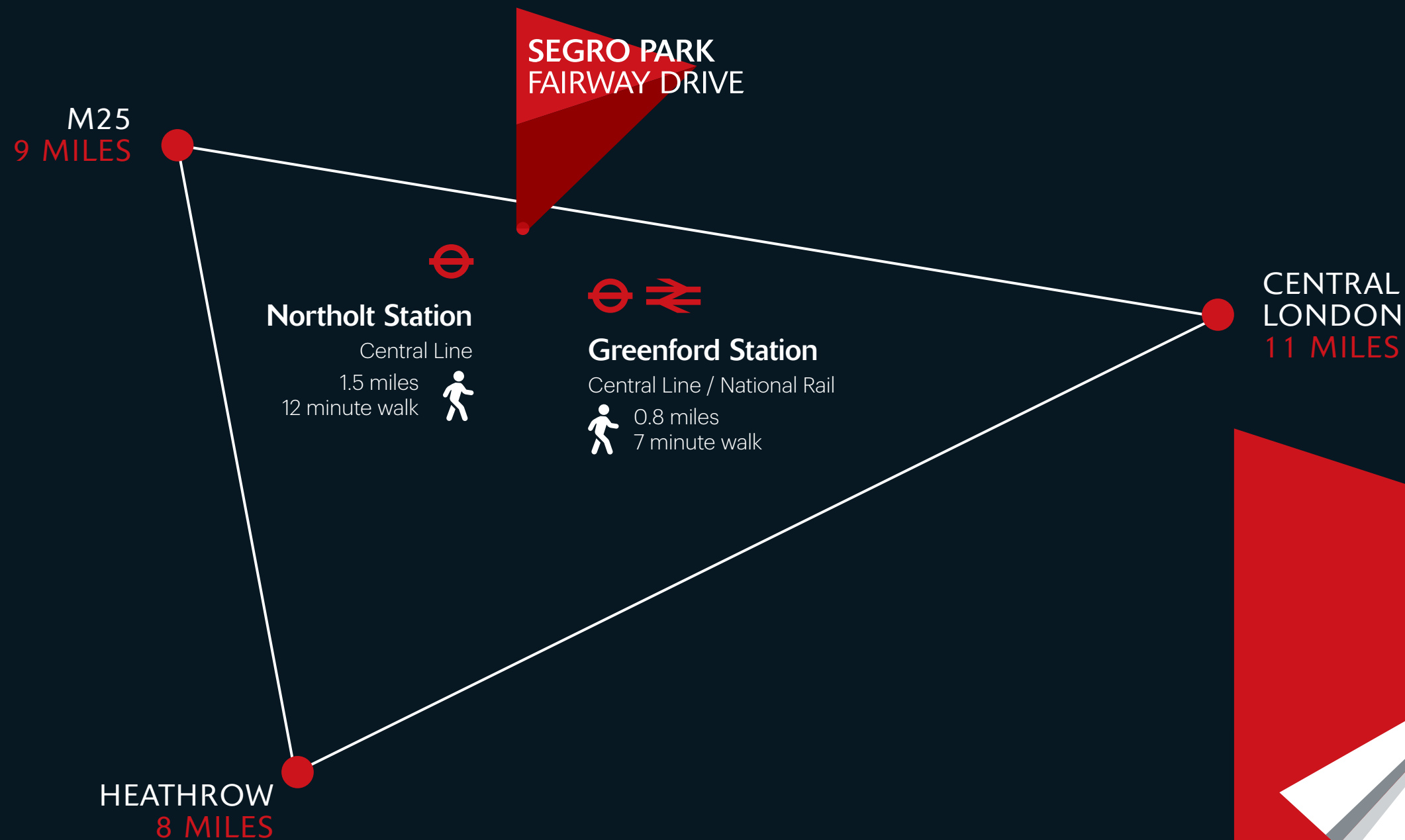
SEGRO Park Fairway Drive is ideally located for logistics across the UK, positioned off the A40 and within easy reach of the M40, M25, M4 and central London.

Two London underground stations and Greenford railway station are within a short walking distance, opening up a huge potential local workforce along with immediate access to Central London.

Going quickly further afield, the M40 (8 miles) and the M25 (9 miles) opens up access to the UK's motorway network.



10

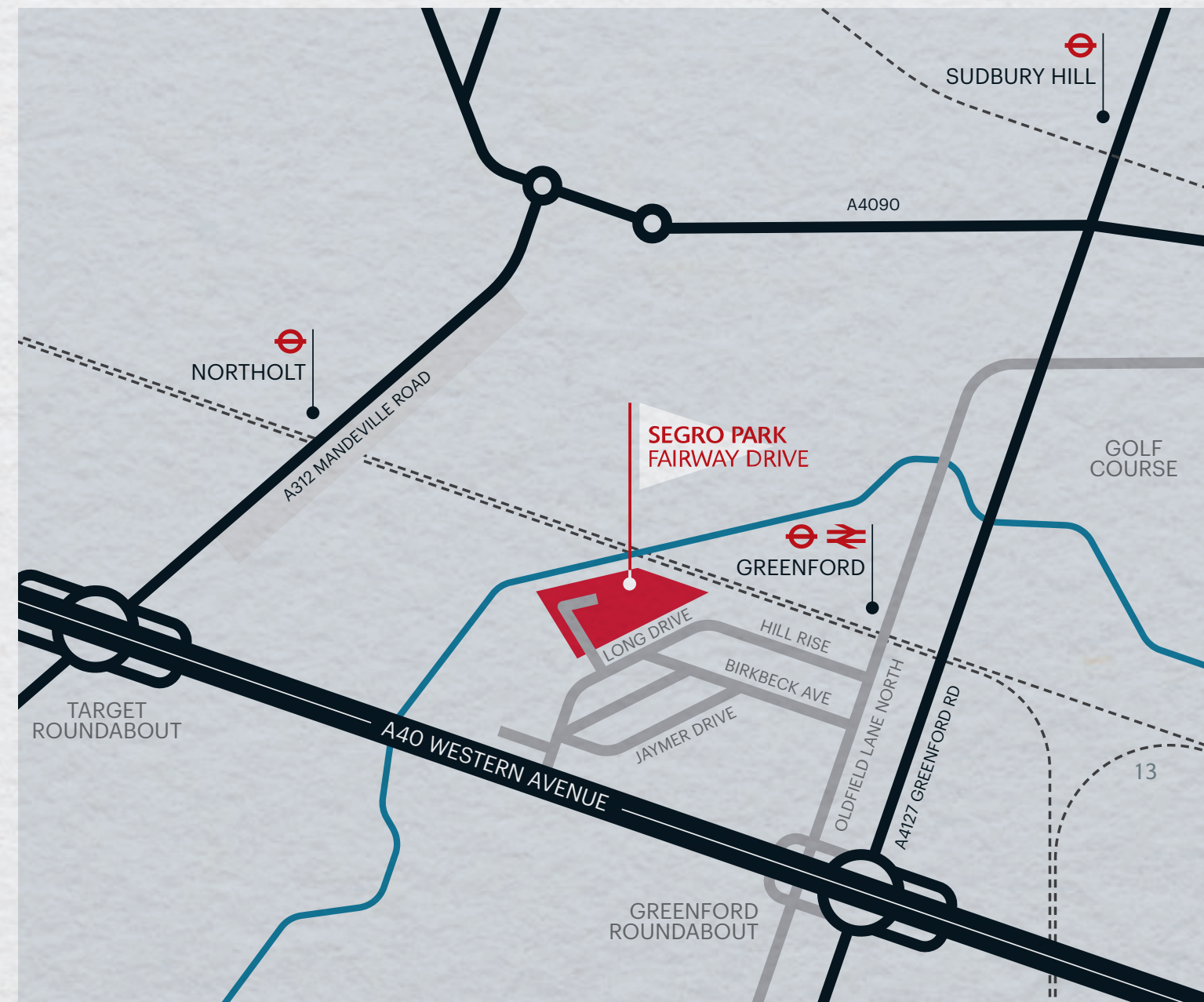


11

## INTERNATIONAL CONNECTIONS

London Heathrow is just 8 miles away, providing freight and passenger flights around the globe.





# ONWARDS & UPWARDS

|                                                                                     |                   |           |
|-------------------------------------------------------------------------------------|-------------------|-----------|
|  | A40               | 0.4 MILES |
|                                                                                     | M4 (JUNCTION 3)   | 0.7 MILES |
|                                                                                     | M1 (JUNCTION 1)   | 7.1 MILES |
|                                                                                     | M40 (JUNCTION 1)  | 8 MILES   |
|                                                                                     | M25 (JUNCTION 16) | 9 MILES   |
|                                                                                     | CENTRAL LONDON    | 11 MILES  |

|                                                                                       |                                   |           |
|---------------------------------------------------------------------------------------|-----------------------------------|-----------|
|  | HEATHROW AIRPORT                  | 8 MILES   |
|  | GREENFORD STATION<br>CENTRAL LINE | 0.8 MILES |
|  | NORTHOLT<br>CENTRAL LINE          | 1.5 MILES |

Source: maps.google.com

# A CLEAR VISION FOR THE FUTURE

This new unit at SEGRO Park Fairway Drive has been designed to enable businesses to reduce their carbon footprint and deliver financial efficiencies for every occupier.

Constructing energy-efficient buildings using sustainable materials, incorporating renewable energy and zero carbon technologies and landscaping throughout the estate will make SEGRO Park Fairway Drive the perfect choice for occupiers and their workforce.

SEGRO is a Gold Leaf member of the UK Green Building Council.

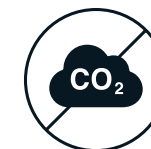


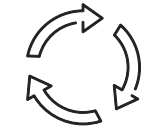
- BREEAM 'Excellent'
- EPC rating 'A+'
- Carbon Neutral base build in operation
- Photovoltaic (PV) panels
- Efficient LED lighting
- Electric charging for cars, HGV and vans

BREEAM®  
★★★★



EPC A+





# FUTURE. FORWARD. FOREFRONT.

EXTENSIVE REGENERATION ACROSS THE  
ESTATE TO PUT OUR CUSTOMERS FIRST

Our customers' wellbeing is at the very heart of SEGRO Park Fairway Drive's regeneration with new outdoor spaces for staff, cycle and car parking - including electric car charging facilities.

The wider redevelopment of the estate will create a new secure modern place for work, from a new 24/7 manned security gatehouse and upgraded access road to improved landscaping and acoustic fences designed for a comfortable and considered environment.



Redevelopment  
of units 11-18



New estate lighting



New CCTV



New roofs and cladding  
for existing units



New security hut



Upgraded access road



Acoustic fences



New landscaping,  
footpaths



Green living walls



New habitats for pollinating  
insects, birds and bats



Cycle facilities



Modern office interiors

For more information, please email  
enquiries.parkfairwaydrive@segro.com  
or call our retained agents:



**James Miller**  
020 3151 8581  
**Katy Kenealy**  
020 3369 1863



**Alex Kington**  
020 3151 8587  
**Callum Moloney**  
020 3369 1884



**Patrick Rosso**  
020 3151 8583  
**Stan Gibson**  
020 3151 8583

[segro.com/parkfairwaydrive](https://segro.com/parkfairwaydrive)

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# 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](https://segro.com)

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SEGRO PARK  
FAIRWAY DRIVE