




GREENFORD UB6 8UJ

# METROPOLITAN PARK

## AVAILABILITY

K2		Warehouse Ground Floor Office First Floor Office <b>TOTAL</b>	4,856 sq ft 711 sq ft 711 sq ft <b>6,278 sq ft</b> 583 sq m	Available until June 2022	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 5.1m eaves height</li><li>• 3-phase power</li><li>• Gas</li><li>• Ground and first floor offices</li><li>• Estate CCTV</li><li>• EPC rating: B – 38</li></ul>
K5		Warehouse Ancillary <b>TOTAL</b>	5,984 sq ft 1,495 sq ft <b>7,479 sq ft</b> 695 sq m	Available until June 2022	<ul style="list-style-type: none"><li>• 1 roller shutter door</li><li>• Ground floor office</li><li>• 24-hour access and use</li><li>• Estate CCTV</li><li>• EPC: D – 91</li></ul>
G		Warehouse Office <b>TOTAL</b>	11,301 sq ft 728 sq ft <b>12,029 sq ft</b> 1,118 sq m	Under Offer	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 24-hour access and use</li><li>• Male and female bathrooms</li><li>• Estate CCTV</li><li>• 9 car parking spaces</li><li>• EPC: B – 61</li></ul>

All areas are approximate and measured on a Gross External basis



Jamie Hargreaves  
jamie.hargreaves@cbre.com  
Samantha Smith  
samantha.smith@cbre.com



Will Norman  
wnorman@dohertybaines.com  
David O'Donovan  
dodonovan@dohertybaines.com



James Miller  
james.miller@eu.jll.com  
Joe Jenkins  
joe.jenkins@eu.jll.com




[SEGRO.com/parkroyal](https://www.segro.com/parkroyal)

**SEGRO**

GREENFORD UB6 8UJ

# METROPOLITAN PARK

## AVAILABILITY

1		<b>TOTAL</b>	<b>2,671 sq ft</b> <b>248 sq m</b>	Available	<ul style="list-style-type: none"><li>• 6m clear height</li><li>• 1 electric roller shutter door</li><li>• Fully fitted office accommodation</li><li>• 3-phase electricity</li><li>• Gas</li><li>• Generous car parking</li><li>• EPC rating: C – 67</li></ul>
4		<b>TOTAL</b>	<b>2,449 sq ft</b> <b>228 sq m</b>	Available	<ul style="list-style-type: none"><li>• 6m clear height</li><li>• 1 electric roller shutter door</li><li>• Fully fitted office accommodation</li><li>• 3-phase electricity</li><li>• Gas</li><li>• Generous car parking</li><li>• EPC rating: D – 80</li></ul>
36		Warehouse Ground Floor Office First Floor Office <b>TOTAL</b>	2,250 sq ft 283 sq ft 745 sq ft <b>3,278 sq ft</b> <b>305 sq m</b>	Available	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 7m eaves height</li><li>• 24-hour access and use</li><li>• First floor office</li><li>• Estate CCTV</li><li>• 5 car parking spaces</li><li>• EPC: B – 40</li></ul>

All areas are approximate and measured on a Gross External basis



Jamie Hargreaves  
jamie.hargreaves@cbre.com  
Samantha Smith  
samantha.smith@cbre.com



Will Norman  
wnorman@dohertybaines.com  
David O'Donovan  
dodonovan@dohertybaines.com



James Miller  
james.miller@eu.jll.com  
Joe Jenkins  
joe.jenkins@eu.jll.com



[SEGRO.com/parkroyal](https://www.segro.com/parkroyal)

**SEGRO**

GREENFORD UB6 8UJ

# METROPOLITAN PARK

## AVAILABILITY

39		<b>TOTAL</b>	<b>3,814 sq ft</b> <b>354 sq m</b>	Available	<ul style="list-style-type: none"><li>• 1 roller shutter door</li><li>• 6m eaves height</li><li>• 24-hour access and use</li><li>• Ground and first floor offices</li><li>• Estate CCTV</li><li>• 4 car parking spaces</li><li>• EPC: B – 37</li></ul>
45		Warehouse Office <b>TOTAL</b>	2,750 sq ft 301 sq ft <b>3,051 sq ft</b> <b>283 sq m</b>	Available	<ul style="list-style-type: none"><li>• 1 level loading door</li><li>• 6m eaves height</li><li>• 24-hour access and use</li><li>• Male and female bathrooms</li><li>• Estate CCTV</li><li>• 5 car parking spaces</li><li>• EPC: D – 97</li></ul>

All areas are approximate and measured on a Gross External basis



Jamie Hargreaves  
jamie.hargreaves@cbre.com  
Samantha Smith  
samantha.smith@cbre.com



Will Norman  
wnorman@dohertybaines.com  
David O'Donovan  
dodonovan@dohertybaines.com



James Miller  
james.miller@eu.jll.com  
Joe Jenkins  
joe.jenkins@eu.jll.com

[SEGRO.com/parkroyal](https://www.segro.com/parkroyal)

**SEGRO**