

**SEGRO PARK**  
FAIRWAY DRIVE

TO THE  
**FORE**

**NEW INDUSTRIAL / WAREHOUSE UNITS**  
TO LET: FROM 32,000 – 37,000 SQ FT

**UNIT B AVAILABLE NOW**  
**UNIT C AVAILABLE FROM Q1 2023**

**UB6 8PW**

SEGro PARK FAIRWAY DRIVE.  
THREE NEW GRADE A LOGISTIC  
UNITS DESIGNED TO EXCEED  
CUSTOMER DEMANDS FOR  
TODAY AND TOMORROW

# FUTURE THINKING




10m  
Eaves heights



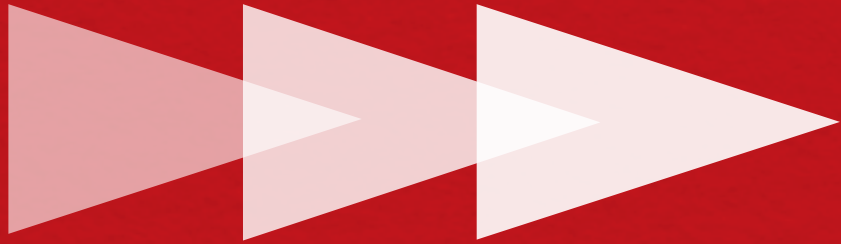
30m – 50m  
Yard depths



Dock and  
ground level  
loading doors

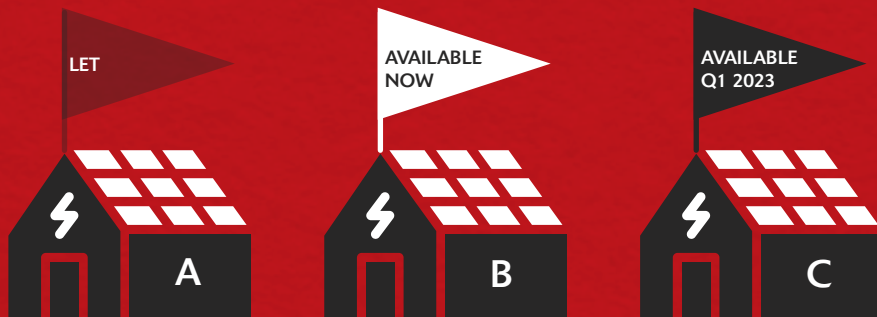


Floor loading  
50 kN/sqm



# FAST FORWARD

BRAND NEW, BEST-IN-CLASS, CARBON NEUTRAL UNITS ON ONE OF LONDON'S MOST ESTABLISHED INDUSTRIAL / LOGISTICS PARKS



## ESTATE REGENERATION

SEGRO is redeveloping seven existing units to create three new warehouse / industrial units. The estate will benefit from a new 24/7 manned security gatehouse and upgraded access road, making for improved estate security and accessibility.



## CUSTOMER BENEFITS

Warehouse specification to maximise efficiencies, offering generous yard depths, up to 10m eaves heights, dock and ground level loading doors and parking spaces available for each unit on a new regenerated secure estate.



## 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.



## SUSTAINABLE

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



EPC A+



## WELLNESS ENABLED

Improved landscaping in addition to a new pocket park (Unit A) and acoustic fences to create a considered, comfortable and relaxing environment. Electric car charging facilities can be found onsite.

# AIMING FOR THE FOREFRONT

## EXTENSIVE REGENERATION ACROSS THE ESTATE

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. Electric car charging facilities will be provided onsite.



- 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

- Improved landscaping and green walls

# BEFORE THEY GO

LET

## UNIT A

53,660 SQ FT  
4,984 SQ M

AVAILABLE  
NOW

## UNIT B

36,896 SQ FT  
3,429 SQ M

AVAILABLE  
Q1 2023

## UNIT C

32,418 SQ FT  
3,012 SQ M

NEW BEST-IN-CLASS UNITS

Image of Unit B

SEGRO PARK FAIRWAY DRIVE





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Complete and ready for occupation, Unit B offers a modern efficient warehouse/logistic unit with high grade office accomodation incorporated.

# THE FOREMOST LOCATION

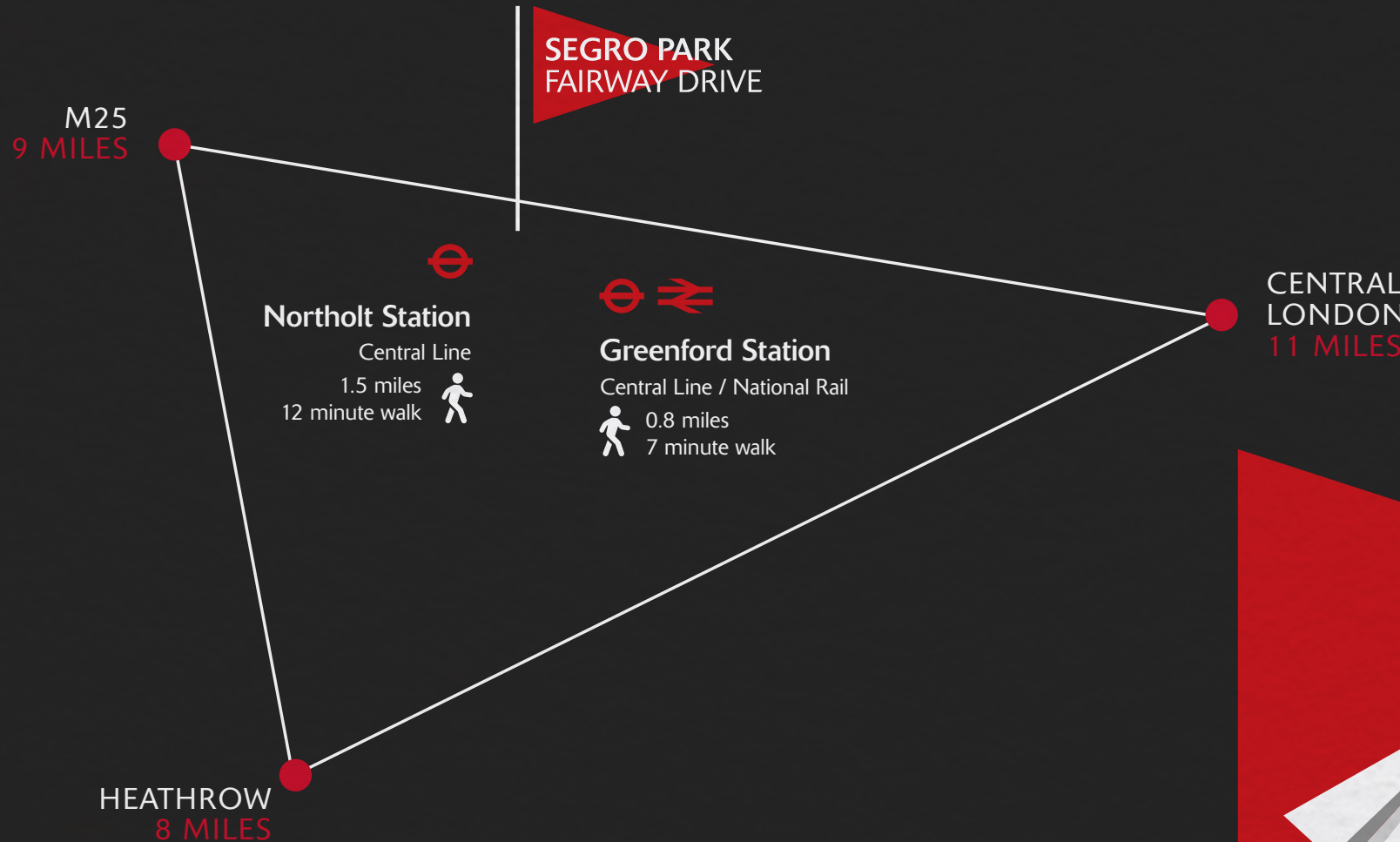
SEGRO Park Fairway Drive is ideally located for logistics across the UK, positioned off the A40 and within easy reach of the M40, M25, M4 and central London.

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

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



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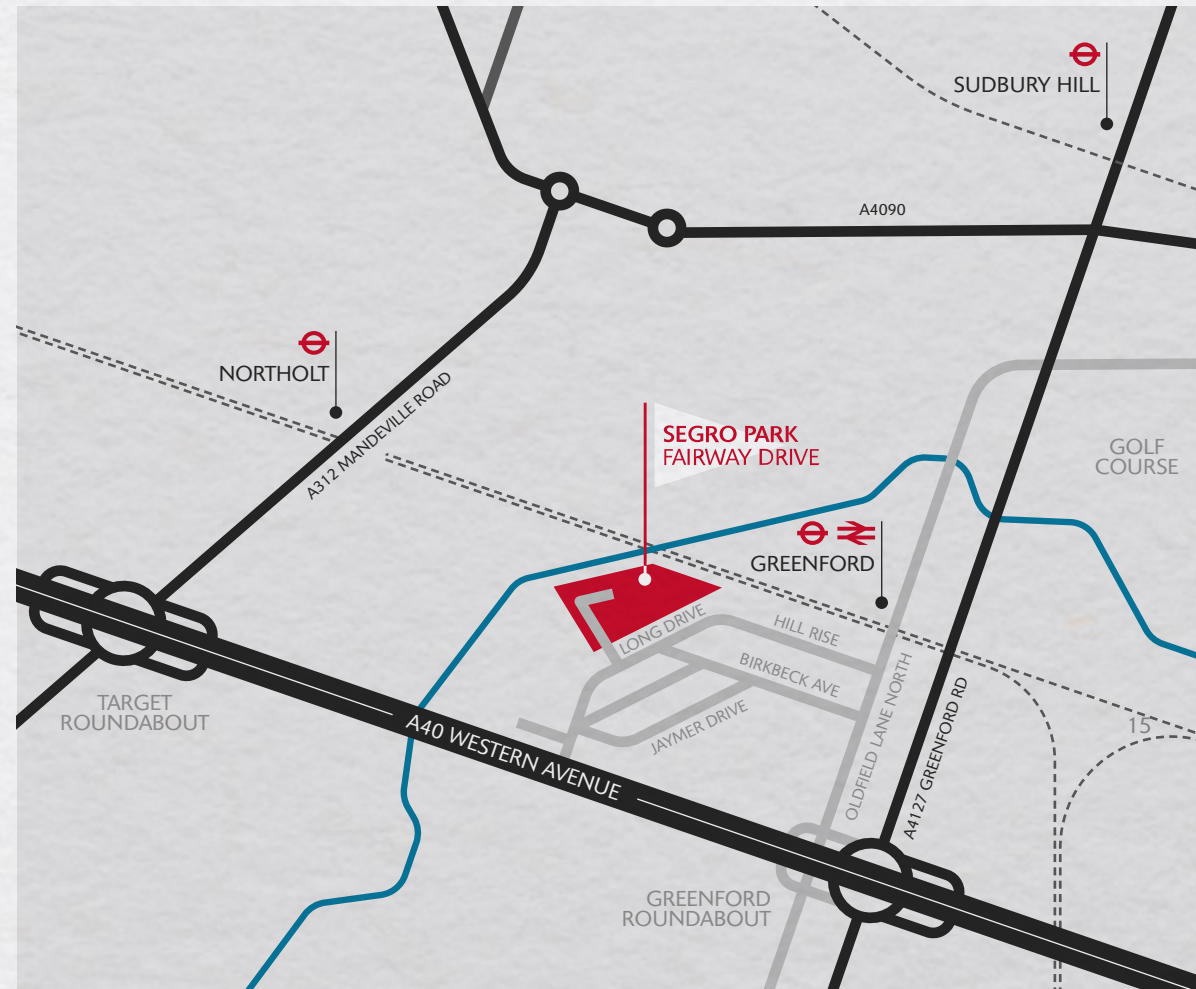
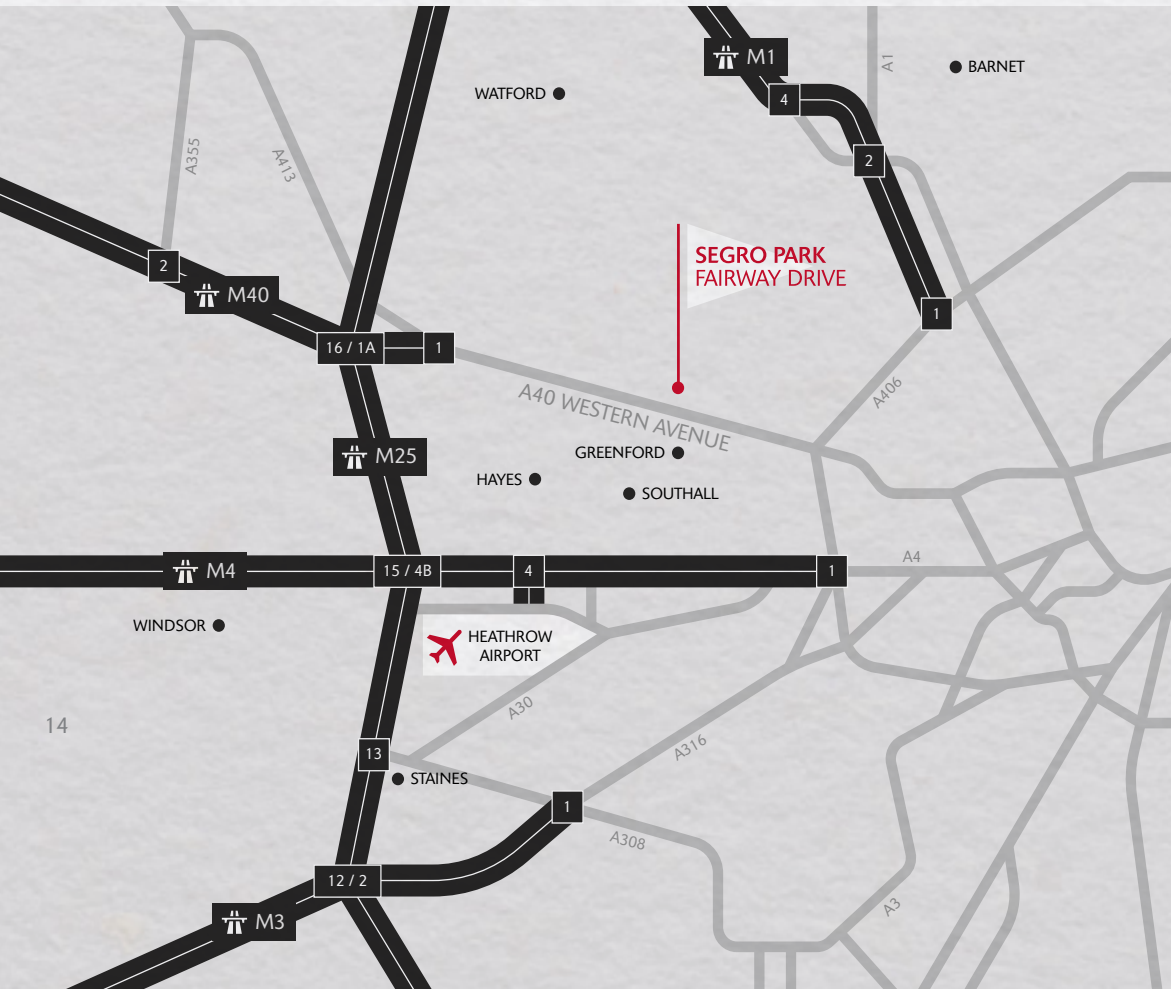


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## INTERNATIONAL CONNECTIONS

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



# DRIVING RANGE

	A40	0.4 MILES
	M4 (JUNCTION 3)	0.7 MILES
	M1 (JUNCTION 1)	7.1 MILES
	M40 (JUNCTION 1)	8 MILES
	CENTRAL LONDON	11 MILES

	HEATHROW AIRPORT	8 MILES
	GREENFORD STATION	0.8 MILES
	NORTHOLT	1.5 MILES

Source: maps.google.com



# UNDERSTANDING YOU AND THE COMMUNITY

FUTURE-PROOFING ITS NEW BUILDINGS AND PROVIDING ONGOING SUPPORT AND ACCESS TO TRAINING AND RECRUITMENT OPPORTUNITIES MEETS THE CHANGING NEEDS OF CUSTOMERS



1,190 total customers



96% of customers said they would recommend SEGRO

\*Customer Satisfaction Survey 2019



450 London customers



25,000 jobs supported



## CUSTOMER SERVICE

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high-quality service standards, flexibility and fast, innovative property solutions.



## EMPLOYMENT & TRAINING

SEGRO's Partnership Development Team will work with customers to understand their recruitment needs and, through a network of partners, will help customers to access a local talented workforce as well as training providers.



## PLANNING SUPPORT

SEGRO has developed a close relationship with the local authority and is well placed to support customers with introductions to key Council Officers and Councillors to support any planning requirement.

## JUST SOME OF OUR AMAZING CUSTOMERS



## RESPONSIBLE SEGRO

Our Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive.

In short, we will continue to create the space which allows extraordinary things to happen for many years to come.

For more information please visit [segro.com/responsible-segro](https://segro.com/responsible-segro).

# FORECASTING FOR THE FUTURE

BREEAM®  
★★★★★

EPC A+



## RENEWABLE ENERGY AND ZERO CARBON TECHNOLOGIES

The new units at SEGRO Park Fairway Drive have 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' (targeting)
- EPC rating 'A+' (targeting)
- Carbon Neutral base build in operation
- Photovoltaic (PV) panels
- Efficient LED lighting
- Electric charging for cars, HGV and vans



# FUTURE. FORWARD. FIRST.

## PUTTING OUR CUSTOMERS FIRST

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

The outdoor pocket park provides a breakout space for respite and wellbeing in which employees can take time out and reconnect with nature.

Contemporary interior finish of office space and facilities help improve the working environment.



- Outdoor pocket park (exclusive to Unit A)
- New landscaping and footpaths
- External living green walls



- New habitats for pollinating insects, birds and bats
- Cycle facilities
- Green roof planting
- Modern office interiors

**UNIT A**  
53,660 sq ft  
4,984 sq m

**LET**

**UNIT B**  
36,896 sq ft  
3,429 sq m

**UNIT C**  
32,418 sq ft  
3,012 sq m



		SQ FT	SQ M
UNIT A	LET	53,660	4,984
UNIT B		36,896	3,429
UNIT C		32,418	3,012
<b>Total</b>		<b>122,974</b>	<b>11,425</b>

### SPECIFICATION

- 10m eaves height
- 30m – 50m yard depths
- 50 kN/m<sup>2</sup> floor loading
- Secure gated yards with CCTV and 24/7 manned estate security
- Fully-fitted first-floor offices with comfort cooling / heating
- Dock leveller loading doors and level access doors
- Car parking for each unit

### SUSTAINABILITY

- EPC Rating 'A+' (targeting)
- Carbon neutral base build
- BREEAM 'Excellent' (targeting)
- Extensive landscaping
- LED office lighting
- Enhanced biodiversity
- PV panels
- Electric car charging points

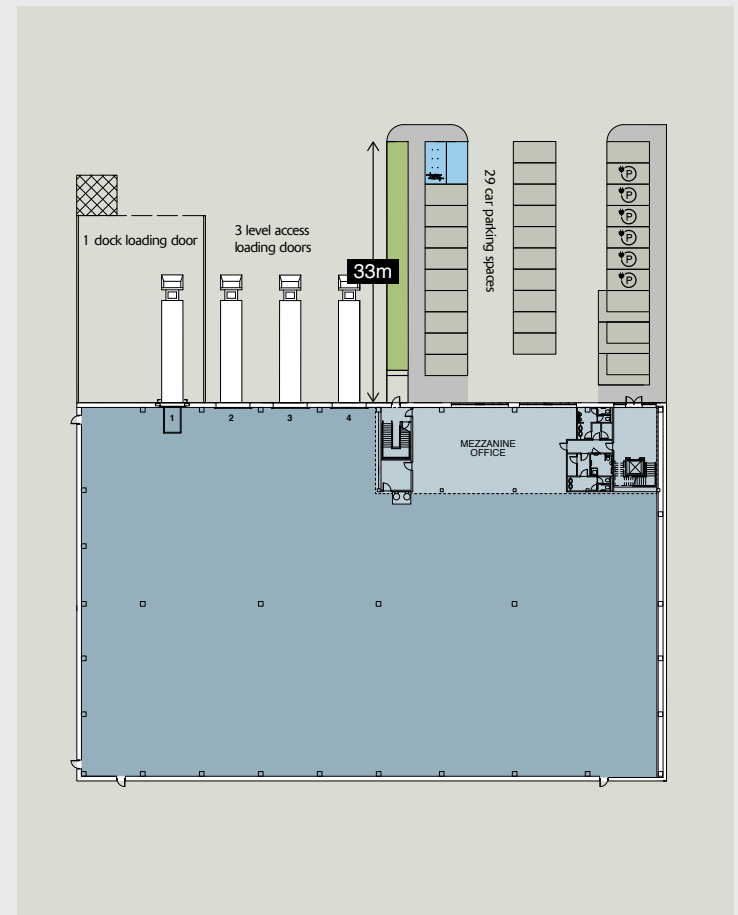
### WELLBEING

- Outdoor pocket park (exclusive to Unit A)
- Modern interiors with LED lighting
- Increased natural light
- Cycle facilities
- New landscaping and footpaths

# UNIT B (AVAILABLE NOW)

36,896 SQ FT / 3,429 SQ M

- 10m eaves height
- 33m yard depth
- 29 parking spaces
- 3 level access loading doors
- 1 dock loading door
- PV panels
- Electric vehicle charging
- Targeting EPC A+



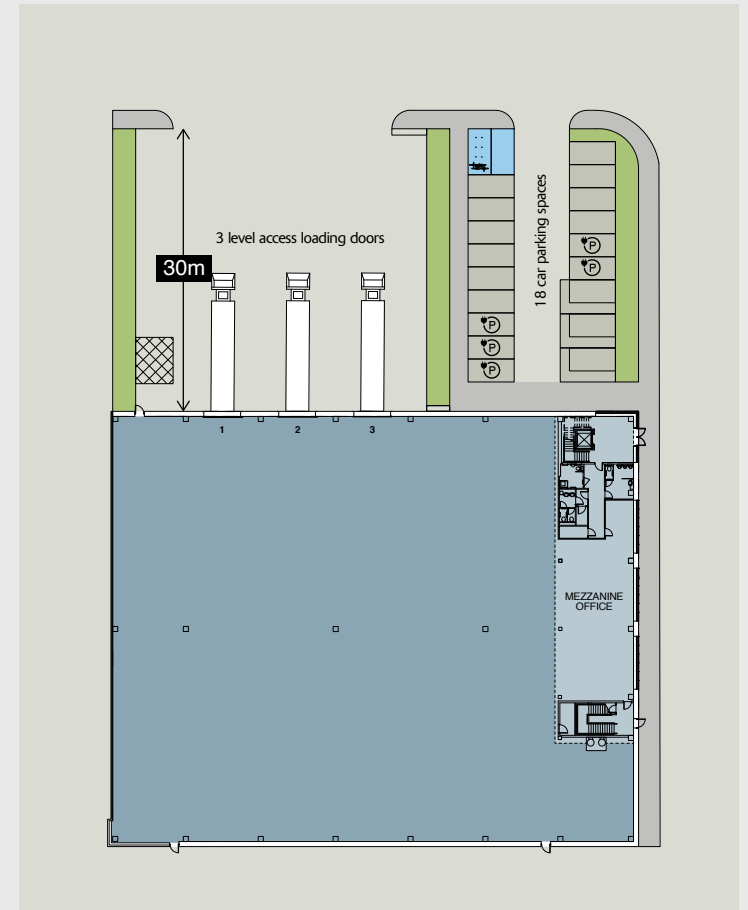
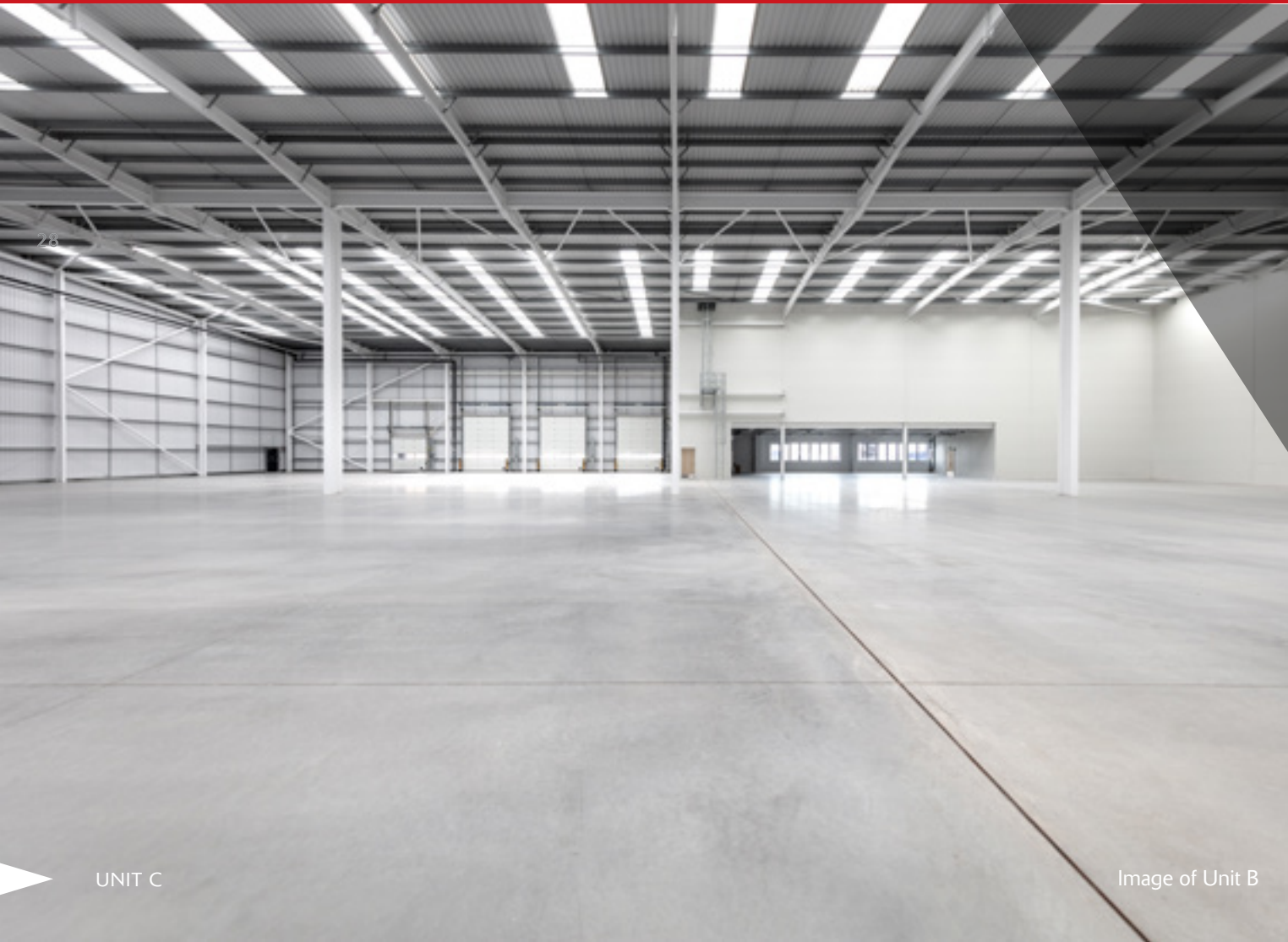
	SQ FT	SQ M
Ground floor warehouse	32,054	2,978
First floor offices	4,842	450
<b>Total</b>	<b>36,896</b>	<b>3,429</b>

All areas are approximate and calculated on a gross external basis.

# UNIT C (AVAILABLE FROM Q1 2023)

32,418 SQ FT / 3,012 SQ M

- 10m eaves height
- 30m yard depth
- 18 parking spaces
- 3 level access loading doors
- PV panels
- Electric vehicle charging
- Targeting EPC A+



	SQ FT	SQ M
Ground floor warehouse	28,186	2,619
First floor offices	4,232	393
<b>Total</b>	<b>32,418</b>	<b>3,012</b>

All areas are approximate and calculated on a gross external basis.

For more information, please email  
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[segro.com/parkfairwaydrive](https://segro.com/parkfairwaydrive)

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SEGRO PARK FAIRWAY DRIVE

# 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 9.7 million square metres of space (104 million square feet) valued at £23.8 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 [www.SEGRO.com](http://www.SEGRO.com) for further information.



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