

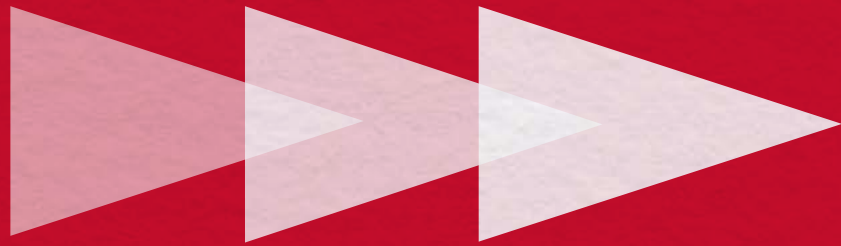
SEGRO PARK
FAIRWAY DRIVE

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



BEST FOOT FORWARDS

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



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.



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.



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.



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.



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+



FUTURE THINKING



DESIGNED TO THE VERY HIGHEST STANDARDS,
SEGR0 PARK FAIRWAY DRIVE'S NEW
UNITS MEET THE CUSTOMER DEMANDS
OF TODAY AND TOMORROW

SEGR0 PARK FAIRWAY DRIVE



10m
Eaves heights



30m – 50m
Yard depths



Dock and
ground level
loading doors



Floor loading
50 kN/sqm

THE FOREMOST LOCATION

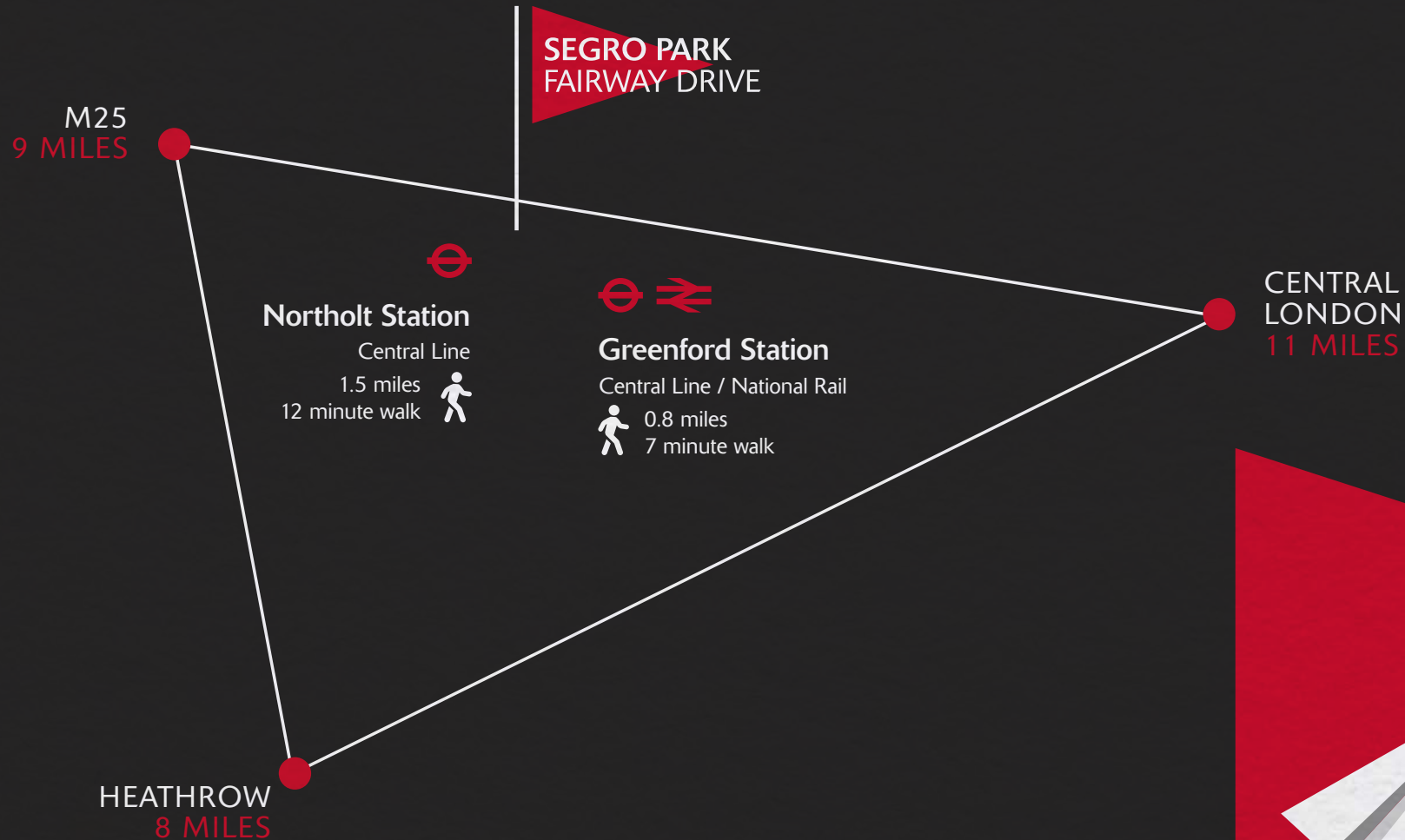
SEGRO Park Fairway Drive is ideally located for logistics across the UK, positioned off the A40 and within easy reach of the M40, M25, M4 and central London.

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

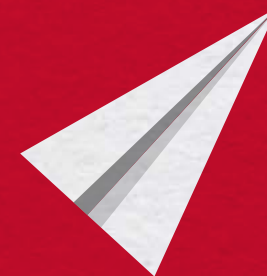
Two London underground stations and Greenford rail station are within a short walking distance, opening up a huge potential local workforce along with immediate access to central London.



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INTERNATIONAL CONNECTIONS

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

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



ESTATE REGENERATION

SEGRO is making significant improvements to the estate.

- New security hut
- Upgraded access road
- New estate lighting
- New CCTV
- Acoustic fences
- Improved landscaping and green walls

FORWARD MOMENTUM

INTRODUCING THREE NEW GRADE A LOGISTIC UNITS

Combined with extensive estate regeneration SEGRO is ensuring customers can safely future proof their business.



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
Total		122,974	11,425

SPECIFICATION

- 10m eaves height
- 30m – 50m yard depths
- 50 kN/m² 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

LET

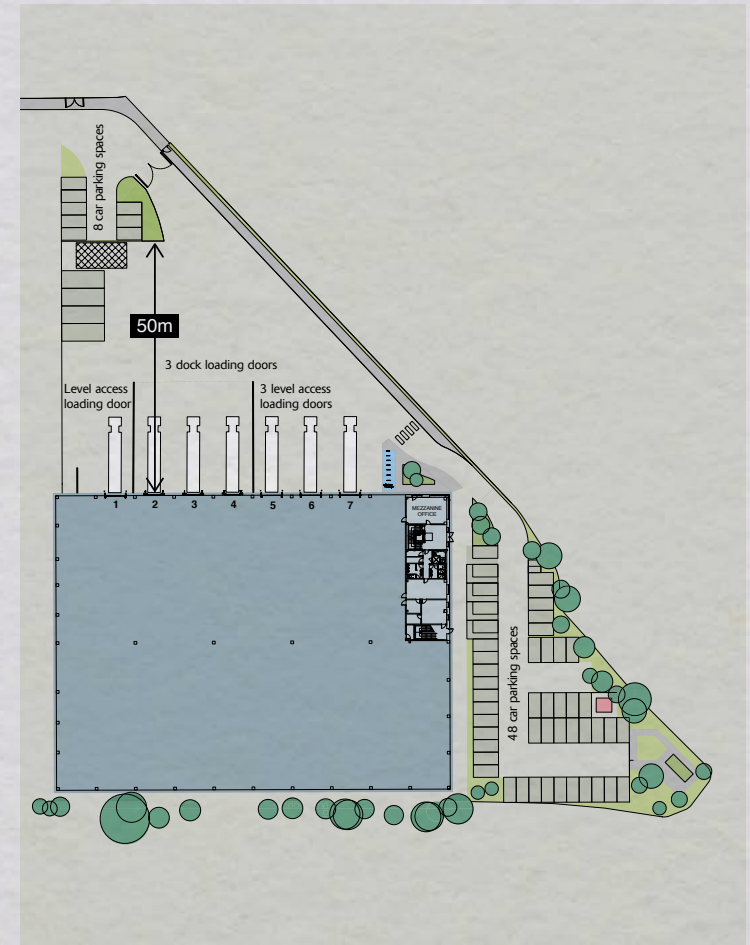
UNIT A

53,660 SQ FT / 4,984 SQ M

- 10m eaves height
- 50m yard depth
- 48 parking spaces
- 4 level access loading doors
- 3 dock loading doors
- Pocket park
- PV panels
- Electric vehicle charging
- Targeting EPC A+



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	SQ FT	SQ M
Ground floor warehouse	48,070	4,466
First floor offices	5,590	519
Total	53,660	4,984

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

UNIT B (AVAILABLE NOW)

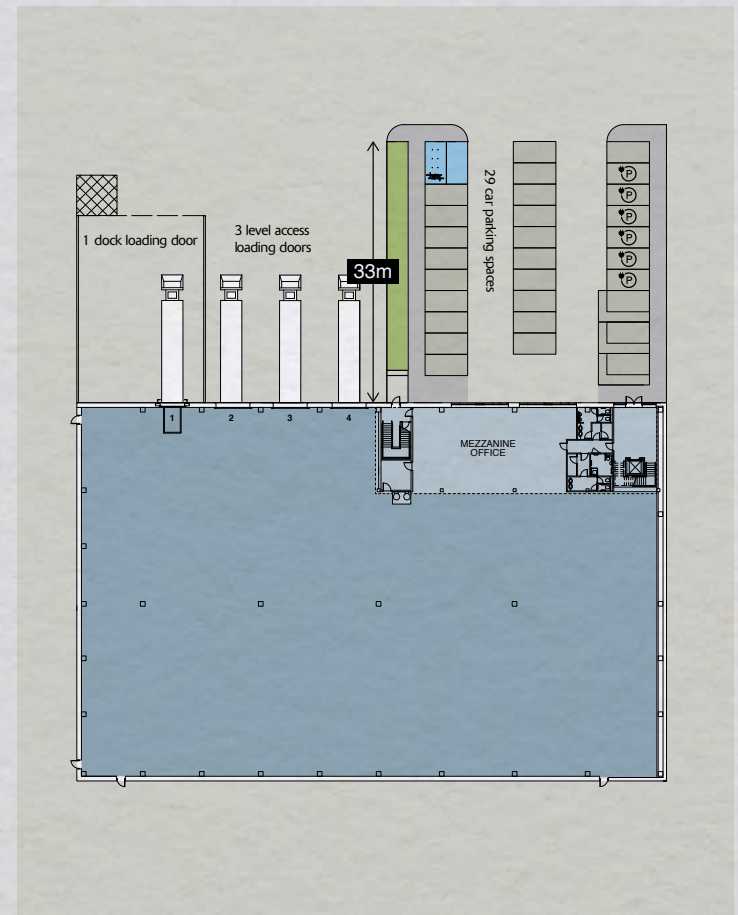
36,896 SQ FT / 3,429 SQ M

- 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+



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SEGRO PARK FAIRWAY DRIVE



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

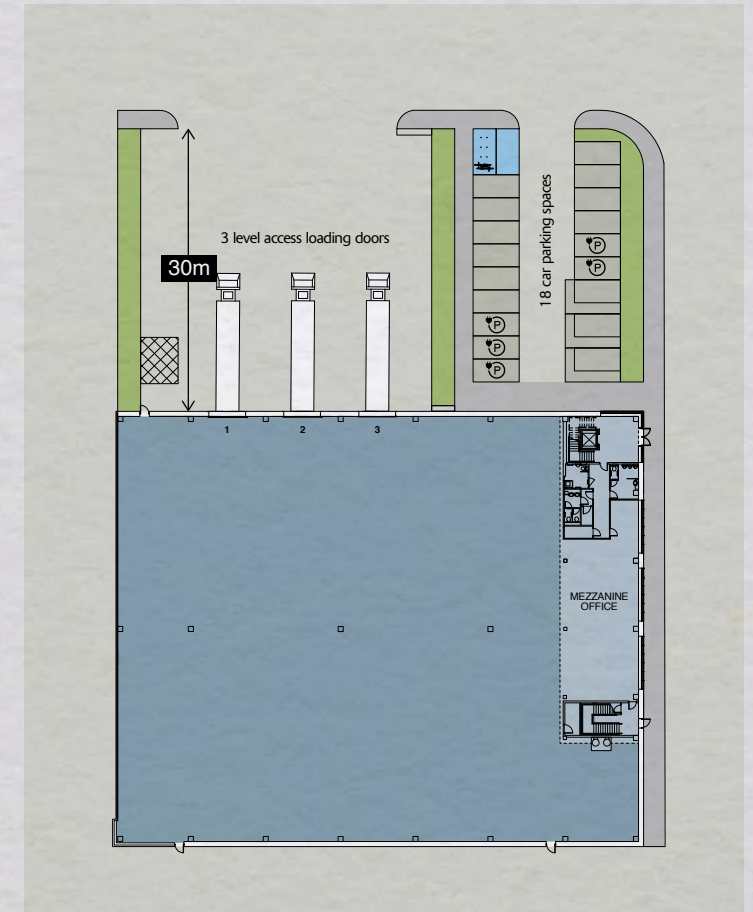
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SEGRO PARK FAIRWAY DRIVE

UNIT C (AVAILABLE FROM Q1 2023)

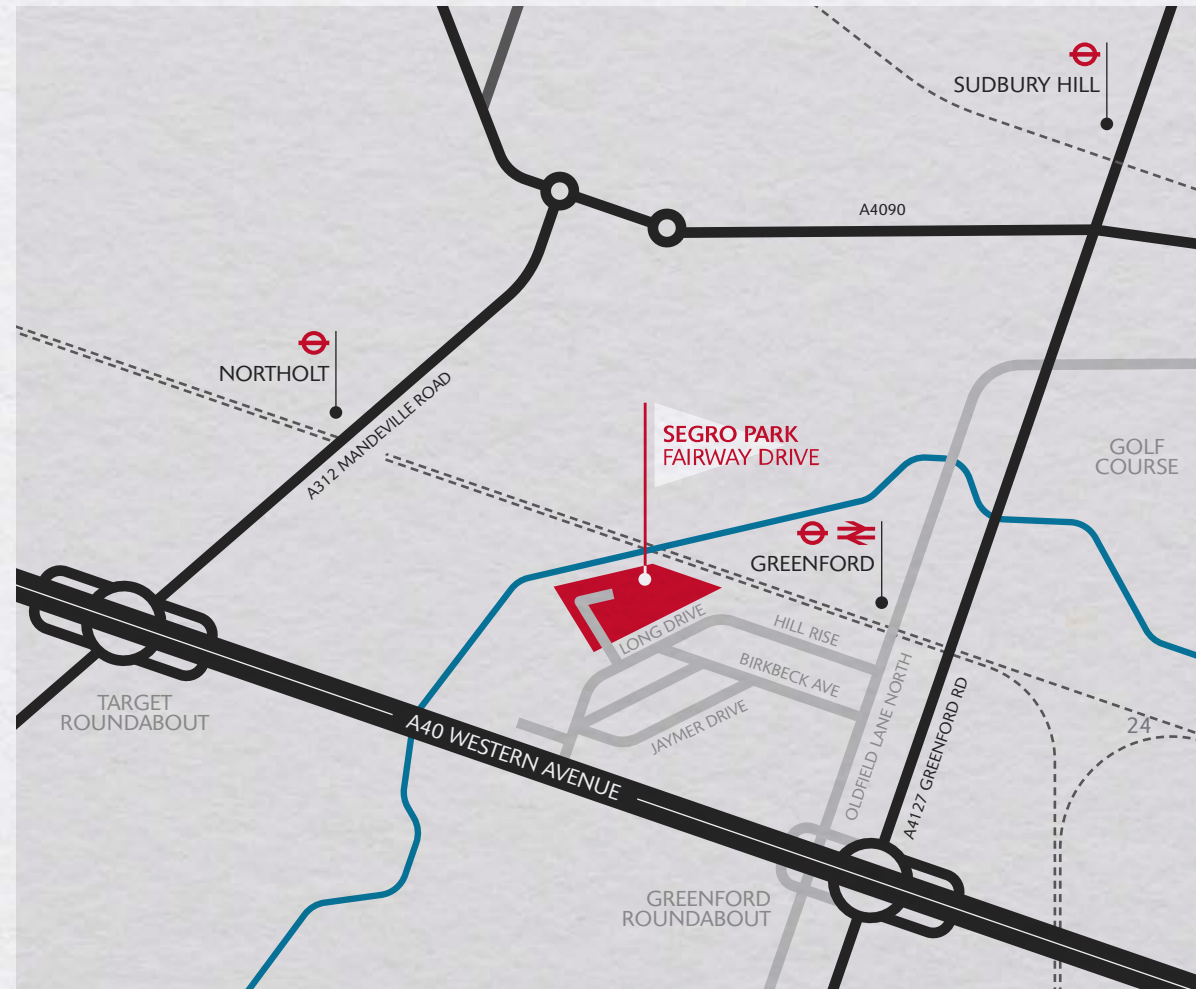
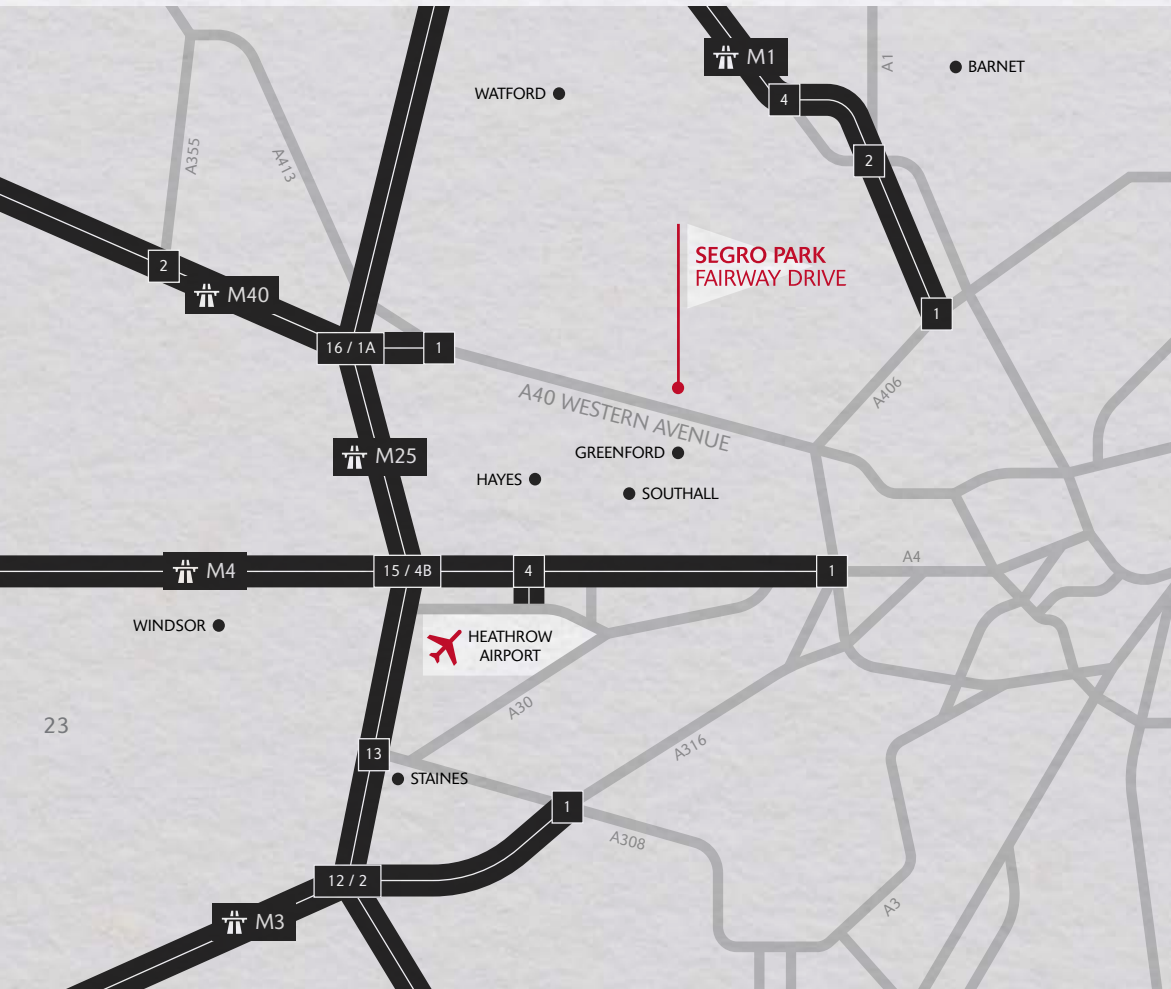
32,418 SQ FT / 3,012 SQ M

- 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
Total	32,418	3,012

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



PRIME POSITION

 A40	0.4 MILES	 HEATHROW AIRPORT	8 MILES
M4 (JUNCTION 3)	0.7 MILES	 GREENFORD STATION	0.8 MILES
M1 (JUNCTION 1)	7.1 MILES	 NORTHOLT	1.5 MILES
M40 (JUNCTION 1)	8 MILES		
CENTRAL LONDON	11 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

25



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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 email
enquiries.parkfairwaydrive@segro.com
or call our retained agents:

CBRE

CBRE
Sam Baly
Ryan Anderson
Cody Wilson
020 3151 8587

DB
DohertyBaines

Doherty Baines
David O'Donovan
Marco Baio
020 3151 8583

JLL

JLL
James Miller
Katy Kenealy
020 3151 8581

segro.com/parkfairwaydrive

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SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.6 million square metres of space (103 million square feet) valued at £21.3 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.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.

See www.SEGRO.com for further information.

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SEGRO PARK
FAIRWAY DRIVE