




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>• 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>• 3-phase power</li><li>• Estate CCTV</li><li>• EPC rating: C – 56</li></ul>
M		Warehouse Office <b>TOTAL</b>	10,867 sq ft 1,172 sq ft <b>12,039 sq ft</b> 1,118 sq m	Available until June 2022	<ul style="list-style-type: none"><li>• 2 electric level loading doors</li><li>• 5.56m minimum clear height</li><li>• 18m yard depth</li><li>• Fitted ground floor office</li><li>• 3-phase power</li><li>• Estate CCTV</li><li>• EPC rating: A – 19</li></ul>

All areas are approximate and measured on a Gross External basis



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4		Warehouse Ground Floor Office First Floor Office <b>TOTAL</b>	1,791 sq ft 329 sq ft 329 sq ft <b>2,449 sq ft</b> 228 sq m	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 – 77</li></ul>
18		Warehouse Ground Floor Ancillary First Floor Ancillary <b>TOTAL</b>	2,399 sq ft 560 sq ft 560 sq ft <b>3,518 sq ft</b> 327 sq m	Available	<ul style="list-style-type: none"><li>• 5.97m 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>• 5 car parking spaces</li><li>• EPC rating: C – 68</li></ul>
34		Warehouse Ground Floor Office First Floor Office <b>TOTAL</b>	1,457 sq ft 537 sq ft 544 sq ft <b>2,538 sq ft</b> 236 sq m	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 rating: D – 81</li></ul>

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35		Warehouse First Floor Office <b>TOTAL</b>	1,705 sq ft 1,086 sq ft <b>2,791 sq ft</b> 259 sq m	Coming Soon	<ul style="list-style-type: none"><li>• To be refurbished</li><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 rating available on request</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> 305 sq m	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 rating: B – 40</li></ul>
45		Warehouse Ancillary <b>TOTAL</b>	2,488 sq ft 712 sq ft <b>3,200 sq ft</b> 297 sq m	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 rating: D – 97</li></ul>

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