# WEST LONDON BUSINESS PARK

LONG DRIVE
GREENFORD
UB6 8UH

*Recently constructed development of 10 warehouse/industrial units*

5,656 to 60,928 sq ft




FOREST
REAL ESTATE

# WEST LONDON BUSINESS PARK

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## SUMMARY

| | |
|---|---|
| Available Size | 5,656 to 60,928 sq ft |
| Rent | £16.50 ft2 |
| Rates Payable | £6 per sq ft<br>The business rates are an estimate and will be subject to revaluation if let individually. |
| Service Charge | £1.15 ft2 including onsite security or £0.58 ft2 without. |
| VAT | Applicable |
| EPC Rating | A |













# KEY FEATURES

- Ceiling heights of 9.7m
- 4.5m x 5m electric loading doors
- 10,000 yard suitable loading and additional parking
- 3 phase power (69kVA) and capped gas supplies
- Super Fast Fibre Connectivity
- 50Kn/m2 floor loading
- Electric Car Charge Points
- Cycle storage

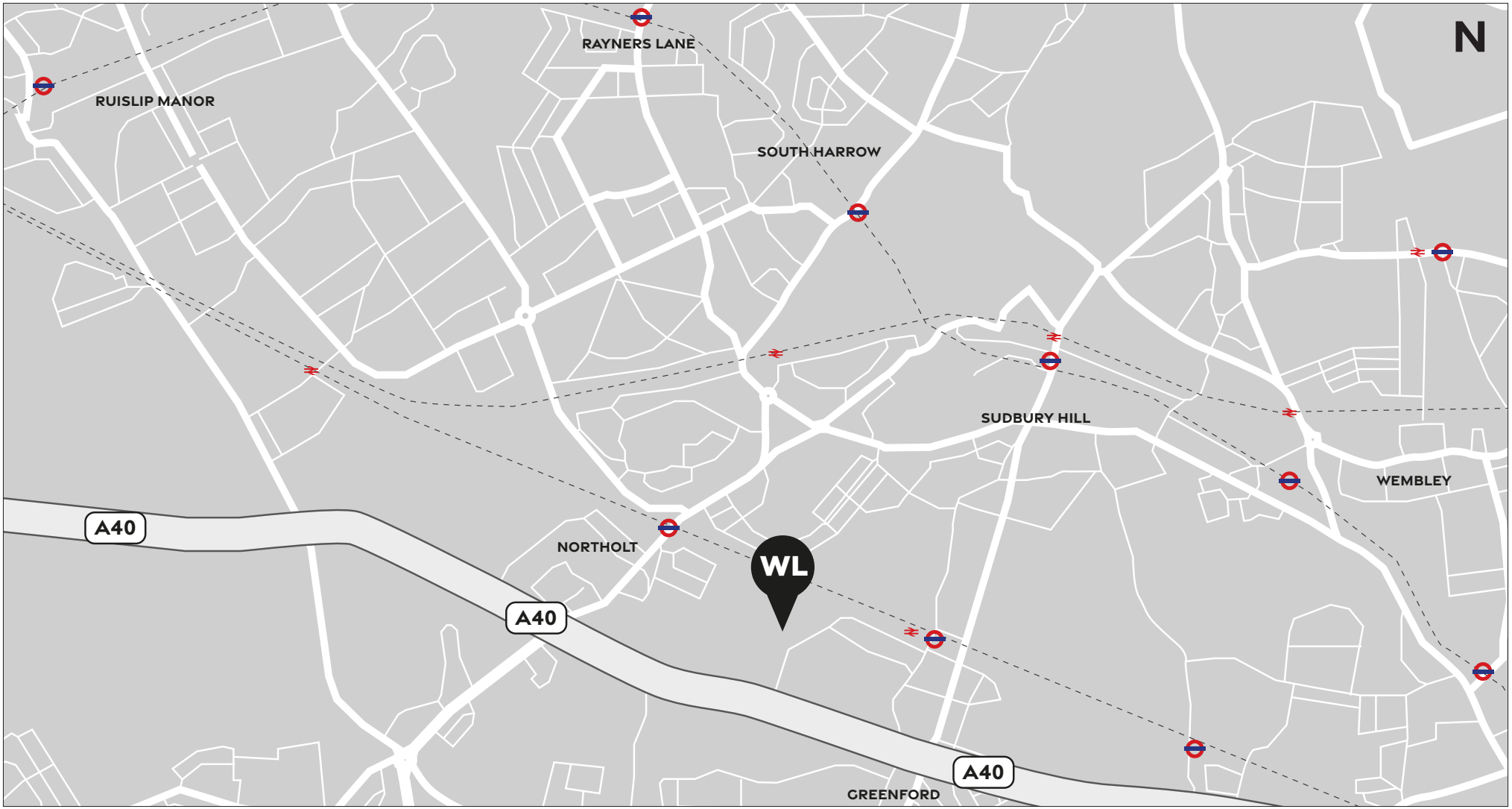
# DESCRIPTION

West London Business Park is a recently constructed development of 10 warehouse/industrial units. The units have been finished to the highest specification and can be let individually or combined to create multiple open plan units.

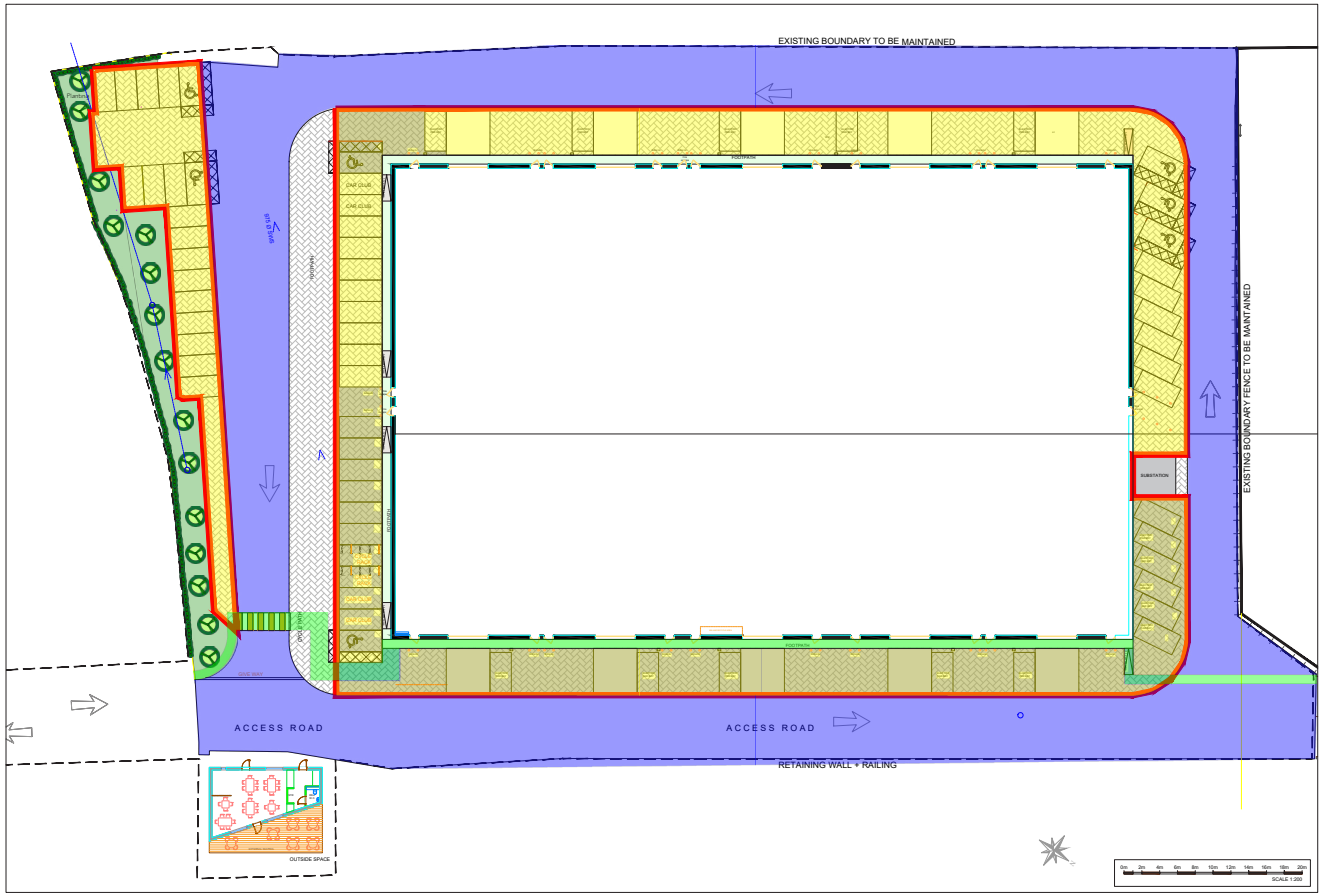
Set within a secure environment with 24 hour security and CCTV. There are WC's and tea points to both ground and mezzanine floors. The mezzanine floors benefit from windows to both the warehouse and outside. In addition to the allocated parking is a large yard totalling approximately 10,000 ft2, suitable for loading/parking.

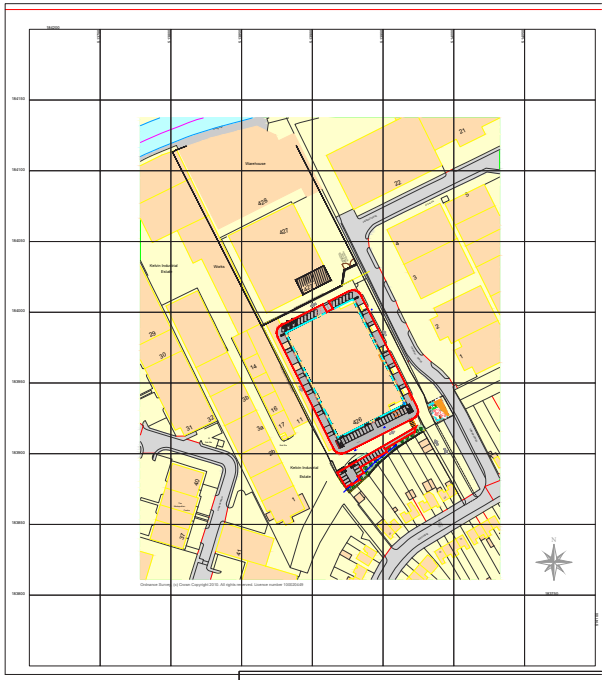
# LOCATION

West London Business Park is located with direct access to Central London to the East. The park benefits from excellent access to the A40, providing direct access to the M40 and M25 Motorways to the West. Greenford Underground Station (Central Line) is within a 15 minute walk.



# SITE PLAN



ACCESS ROAD/ SERVICE ROAD

PEDESTRIAN PATH

PARKING

**GREENFORD BUSINESS CENTRE**

New Business Centre
426 Long Drive
Greenford
UB6 8UH

7 Progress Business Centre
Whittle Parkway
Burnham
Berkshire
SL1 6DQ
usl@uslarchitects.co.uk

## LEASE PLAN

| Job No | Date | Drawing |
|---|---|---|
| 19/GBC | 28/10/19 | LEASE PLAN |
| **Drn** | **Chk** | **Drawing Number** |
| BK | BK | GBC/LP/600 |

| Rev number | Rev date | Revision detail |
|---|---|---|
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| SCALE : | 1:200@ A0 |

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# ACCOMMODATION

The service charge is an estimate based on no onsite security.

| Name | Sq ft | Sq m | Rent | Rates Payable | Service Charge | Availability |
|---|---|---|---|---|---|---|
| Unit - 1 | 6,105 | 567.17 | £100,732.50 per annum | £6 /sq ft | £3,541/annum | Available |
| Unit - 2 | 6,123 | 568.85 | £101,029.50 per annum | £6 /sq ft | £3,551/annum | Available |
| Unit - 3 | 6,057 | 562.71 | £99,940.50 per annum | £6 /sq ft | £3,513/annum | Available |
| Unit - 4 | 6,164 | 572.65 | £101,706 per annum | £6 /sq ft | £3,575/annum | Available |
| Unit - 5 | 6,160 | 572.28 | £101,640 per annum | £6 /sq ft | £3,573/annum | Available |
| Unit - 6 | 6,161 | 572.38 | £101,656.50 per annum | £6 /sq ft | £3,573/annum | Available |
| Unit - 7 | 5,656 | 525.46 | £93,324 per annum | £6 /sq ft | £3,280/annum | Available |
| Unit - 8 | 6,136 | 570.05 | £101,244 per annum | £6 /sq ft | £3,559/annum | Available |
| Unit - 9 | 6,166 | 572.84 | £101,739 per annum | £6 /sq ft | £3,576/annum | Available |
| Unit - 10 | 6,151 | 571.45 | £101,491.50 per annum | £6 /sq ft | £3,567/annum | Available |

## TERMS

The properties are available on New Full Repairing and Insuring leases.

## VIEWING & FURTHER INFORMATION


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