

UNIT 1 & 2A KELVIN INDUSTRIAL ESTATE

Long Drive, Greenford **UB6 8WA**

TO LET



3,497 - 11,123 SQ FT
(325 - 1,033 SQ M)

**Flexible warehouse, showroom or leisure
opportunity**

Available Immediately

**Lambert
Smith
Hampton**

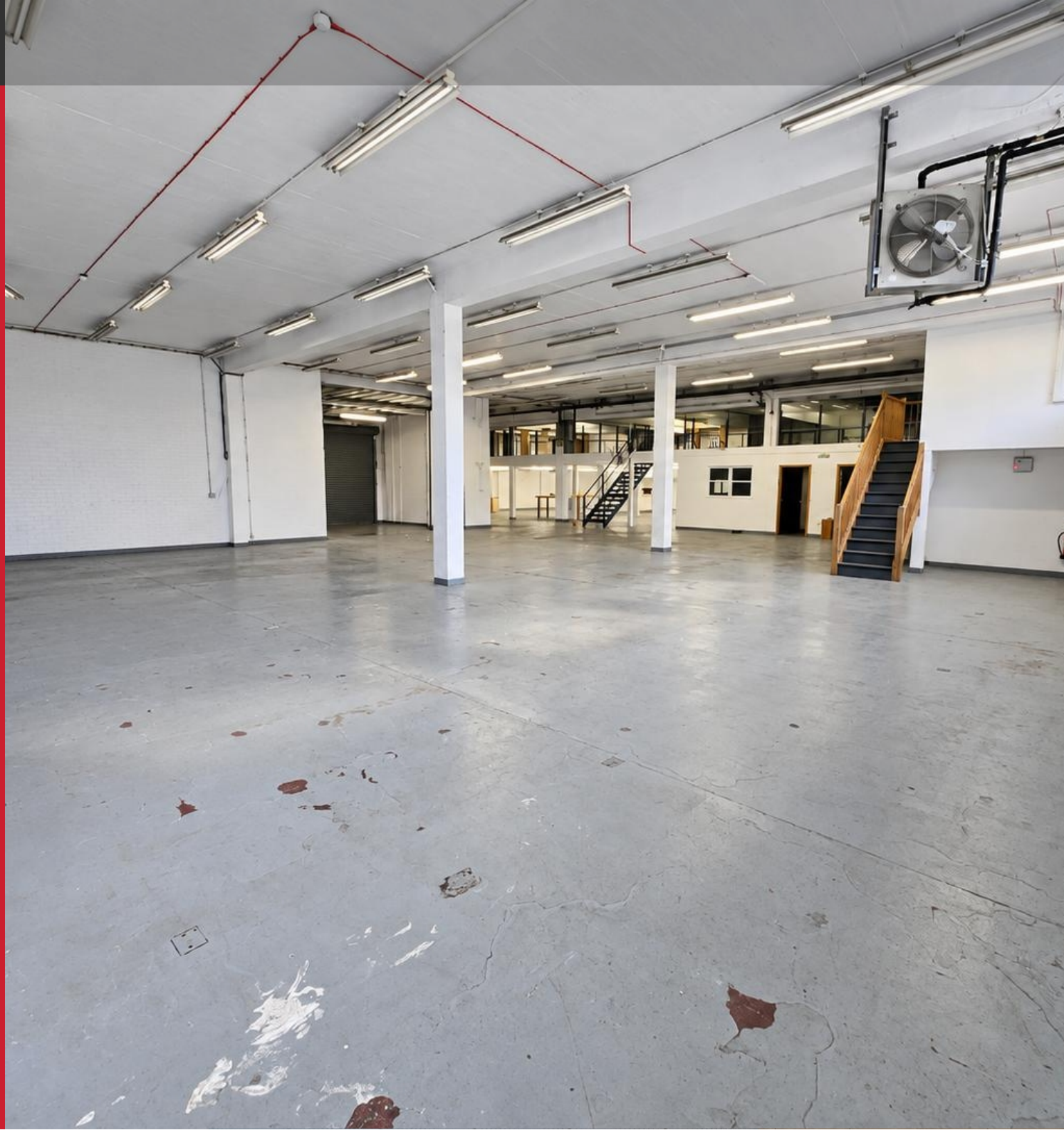
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Description

The property is an end of terrace, warehouse / showroom / business style unit totalling 11,123 sq ft. The unit specification consists of the following: ground floor warehouse accommodation with mezzanine storage, WC's and kitchen, concrete flooring, 1 electric roller shutter door, 3 phase electricity. The office accommodation has been recently redecorated, benefitting from air conditioning and high quality desks / shelving.

Specification

- Use Class E
- 1 Electric Level Access Loading Door
- Ground floor Warehouse With Mezzanine Storage
- WC's and Kitchen Within Warehouse
- End of Terrace
- Immediate Access to Western Avenue (A40)
- No Service Charge
- Walking Distance From Greenford Station



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Location

The unit is located in Greenford, benefiting from strong road connectivity and immediate access to Western Avenue (A40), a key arterial route linking Central London with West London and the wider motorway network. The A40 provides convenient access to the M40 and M25.

Walking distance from Greenford Station (Central Line)

Accommodation

	Sq Ft	Sq M
Unit 1 - First Floor First Floor Showroom / Office	3,497	325
Unit 2A - Warehouse	7,626	708
Unit 2A - Mezzanine	2,763	257
TOTAL	11,123	1,033



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Additional Information

EPC

EPC Rating: C

TERMS

Flexible Lease Terms Available

RENT

£16.00 Per Sq Ft

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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**Lambert
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Hampton**