



UNIT 10 & 11, KELVIN INDUSTRIAL ESTATE

GREENFORD, UB6 8WA

FOREST
REAL ESTATE

TO LET

17,560 SQ FT

Recently Refurbished Modern Warehouse in Greenford UB6.

Key Features

- Rent of £17 ft²
- 12.2 - 13.2m ceiling heights
- Refurbished Mezzanine Office Space
- 400 meters from The A40 Western Avenue
- Open Plan
- Private Yard and Parking
- x4 Electric Roller Shutters
- VAT applicable

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Description

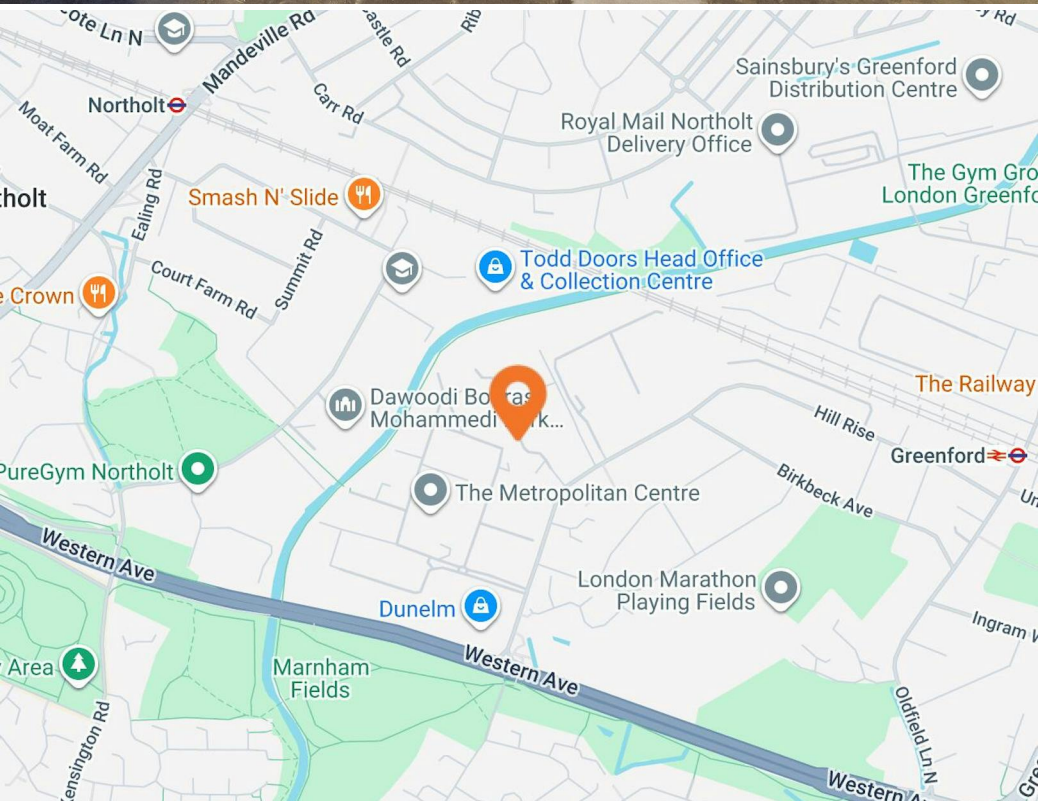
10-11 Kelvin Industrial Estate is a rectangular shaped open plan warehouse that forms part of an established industrial estate.

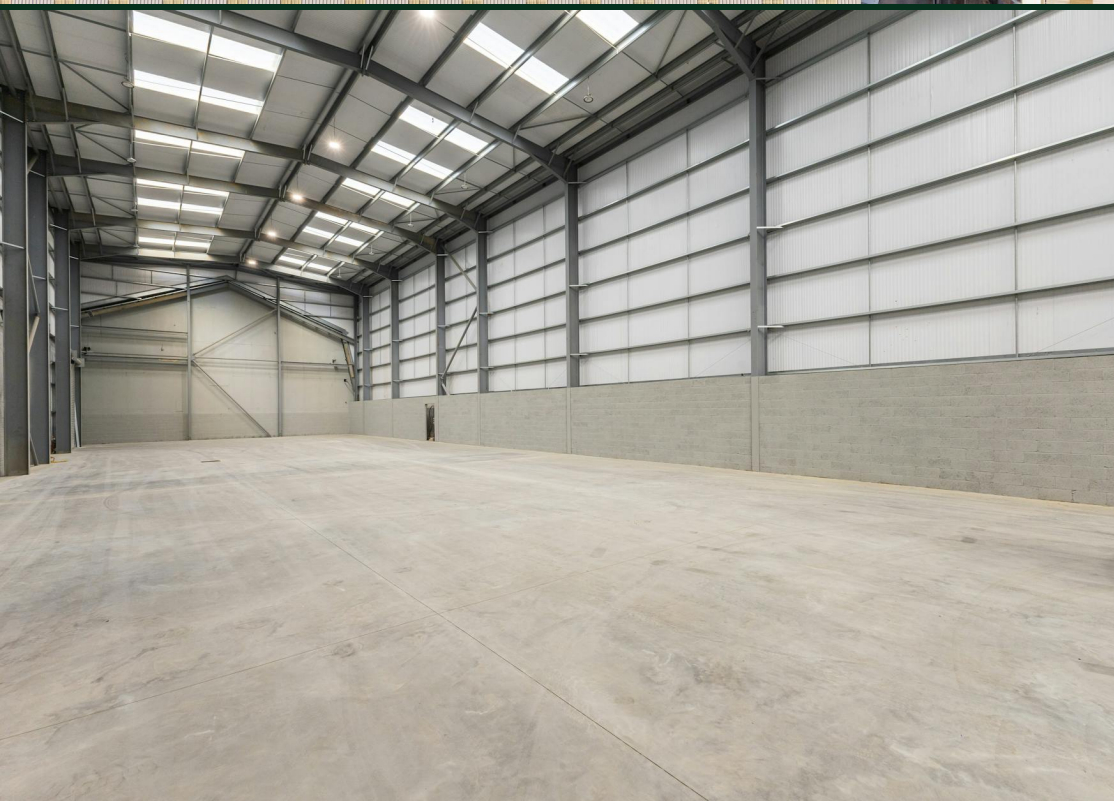
The units were originally two separate properties which has recently undergone a full refurbishment, increasing the ceiling heights and creating modern first floor offices. The property sits on a site area of 0.68 acres.

Location

Greenford is an ideal location for businesses seeking a strategic foothold in the heart of West London. With its advantageous position, excellent connectivity, and thriving business ecosystem, Greenford offers a dynamic environment that fosters success and facilitates growth.

Business-Friendly Infrastructure: Greenford offers a business-friendly infrastructure that supports the needs of diverse industries. The area provides a range of commercial spaces, from office complexes and industrial parks to retail centres and mixed-use developments. These facilities are designed to accommodate the requirements of businesses, offering modern amenities, ample parking, and accessibility features.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	15,615	1,450.68
Mezzanine	1,945	180.70
Total	17,560	1,631.38
Lease	New Lease	
Rent	£17 per sq ft	
Rates	Interested applicants to make their own enquiries to the London Borough of Ealing.	
Service Charge	£0.50 per sq ft	
VAT	Applicable	
EPC	On application	

Contact

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