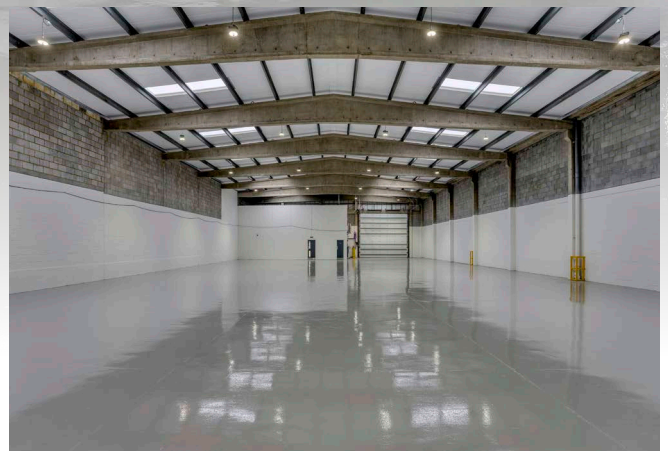

Unit 4
407 OLDFIELD LANE
Greenford UB6 0NB
Industrial/Warehouse Unit
5,811 sq ft (539.8 sq m)
A40
Western Avenue
A4127
Greenford Road
A4127
Greenford Station
Oldfield Lane North
Oldfield Lane North
M40 J1
M25 J16
Heathrow Airport
CO-OP
BROMPTON BICYCLE
ETC
DHL
HOWDENS
BOOKER LTD
WEALMOOR
KUEHNE + NAGEL
GXO
SAINSBURY'S DISTRIBUTION CENTRE
PALLETWAYS
TESCO DISTRIBUTION CENTRE
ROYAL MAIL DELIVERY OFFICE
EPC RATING
TARGETING MINIMUM EPC B
UNDERGOING
EXTENSIVE REFURBISHMENT
TO LET

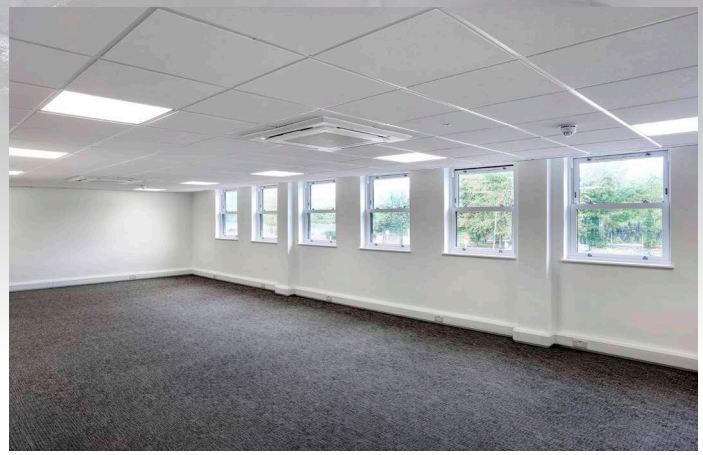
ACCOMMODATION

The accommodation will provide the following gross external areas:

	sq ft	sq m
Ground floor Warehouse / Office	5,225	485.4
First floor Office	586	54.4
TOTAL (GEA)	**5,811**	**539.8**

Indicative post-refurbishment interior finish.





END OF TERRACE WAREHOUSE | UNDER REFURBISHMENT | 2 LEVEL ACCESS LOADING DOORS | FIRST FLOOR OFFICE | EAVES HEIGHT 5.8M | TARGETING MINIMUM EPC B | GREENFORD STATION 400M

Unit 4

407 OLDFIELD LANE

Greenford **UB6 0NB**



LOCATION

The property is situated on Oldfield Lane, Greenford and benefits from excellent access onto Western Avenue (A40), providing direct links to Central London and the national motorway network. Easily accessible environment for employees with Greenford Main Line and Underground (Central line) Station within 400m.

Howdens is situated on the same estate and nearby occupiers including DHL, Tesco, Brompton Bicycle, Kuehne + Nagel, Kerry Foods, Booker Ltd and Sainsbury's.

TERMS

Available to rent on a new FRI lease.

RENT

Upon application.

DISTANCES

Greenford Main Line and Underground Station	0.3 miles
A40 Western Avenue	0.8 miles
M4, J3	6.3 miles
M40, J1	7.6 miles
M25, J16	9.2 miles
Heathrow Airport	9.6 miles
Central London	13 miles

Source: Google Maps

VIEWING & FURTHER INFORMATION

For further information contact the sole agents:

JLL
property.jll.co.uk

JAMES MILLER
07702 975 222
james.miller@jll.com

KATY KENEALY
07892 704 393
katy.kenealy@jll.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2026.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136.