246,803 Sq Ft

TO LET/FOR SALE
Industrial Distribution Facility

Green Park Way
Greenford UB6 0AD

fresh.lime.legs ///

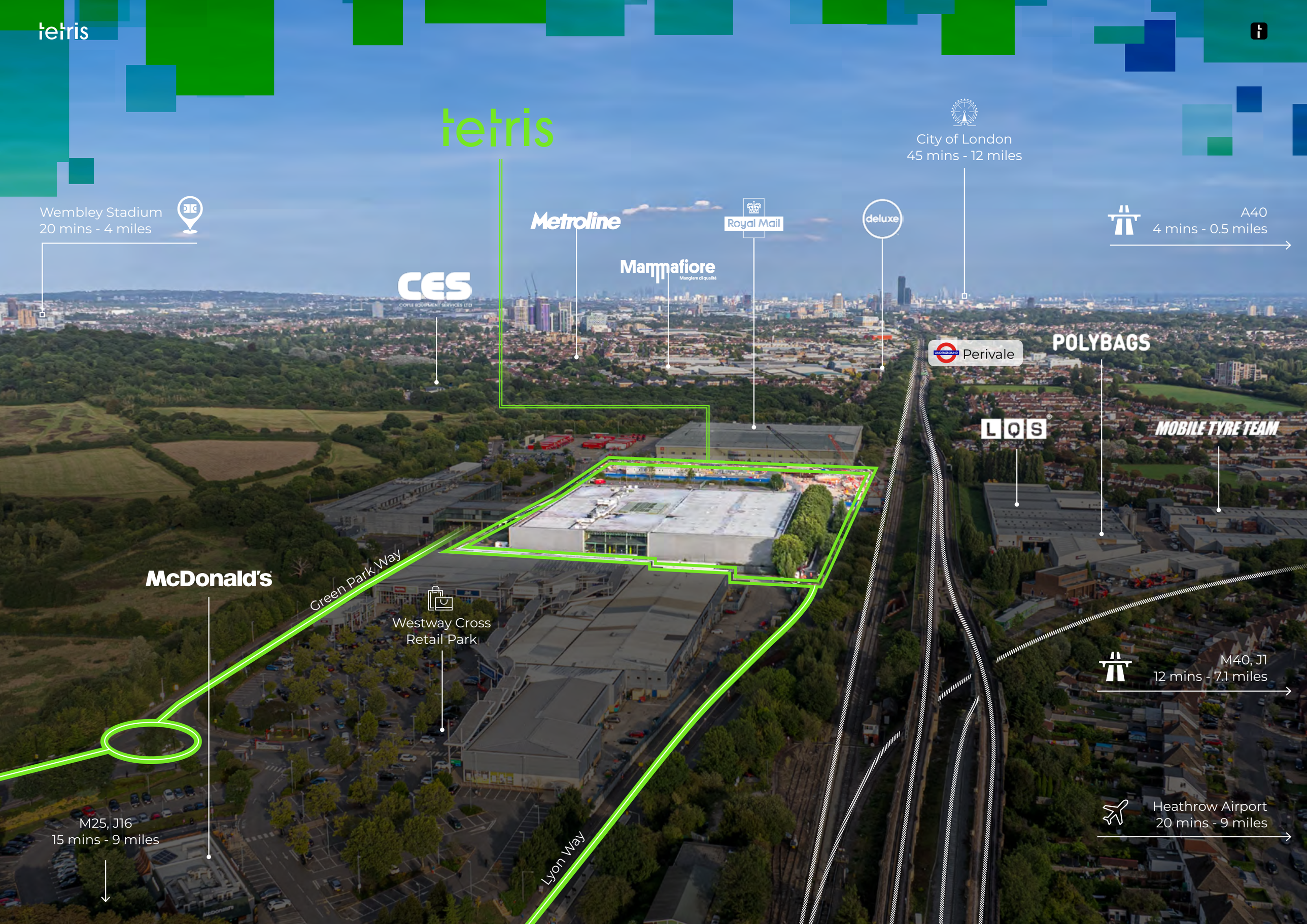
Perfect placement, maximising every move

The Tetris Building is an industrial and logistics distribution building in Greenford. The property is situated on the Green Park Way, which is half a mile north of the A40, situated just 9 miles away from London Heathrow Airport. The warehouse covers an area of 246,803 square feet, with a range of uses including Warehouse, Storage, Distribution, Production, Manufacturing Assembly/Configuration and Offices.

Originally constructed in 1979 for IBM, the premises offer a unique mix of accommodation to suit a wide range of uses including:

- Production/ Manufacturing
- Warehouse/ Storage/Distribution
- Assembly/ Configuration
- Offices/ Kitchen




tetris
City of London
45 mins - 12 miles
Wembley Stadium
20 mins - 4 miles
A40
4 mins - 0.5 miles
Metroline
Royal Mail
deluxe
Mammafiore
Mangiare di qualità
CES
COFFEE EQUIPMENT SERVICES LTD
Perivale
POLYBAGS
LQS
MOBILE TYRE TEAM
McDonald's
Green Park Way
Westway Cross
Retail Park
M40, J1
12 mins - 7.1 miles
Heathrow Airport
20 mins - 9 miles
M25, J16
15 mins - 9 miles
Lyon Way

tetris

Industrial facilities unlocking new levels of productivity

Goods lift

Security gate

Secure site

10 HGV parking spaces

Max clear height of 9.7m

14 dock level loading doors

Sprinkler system throughout

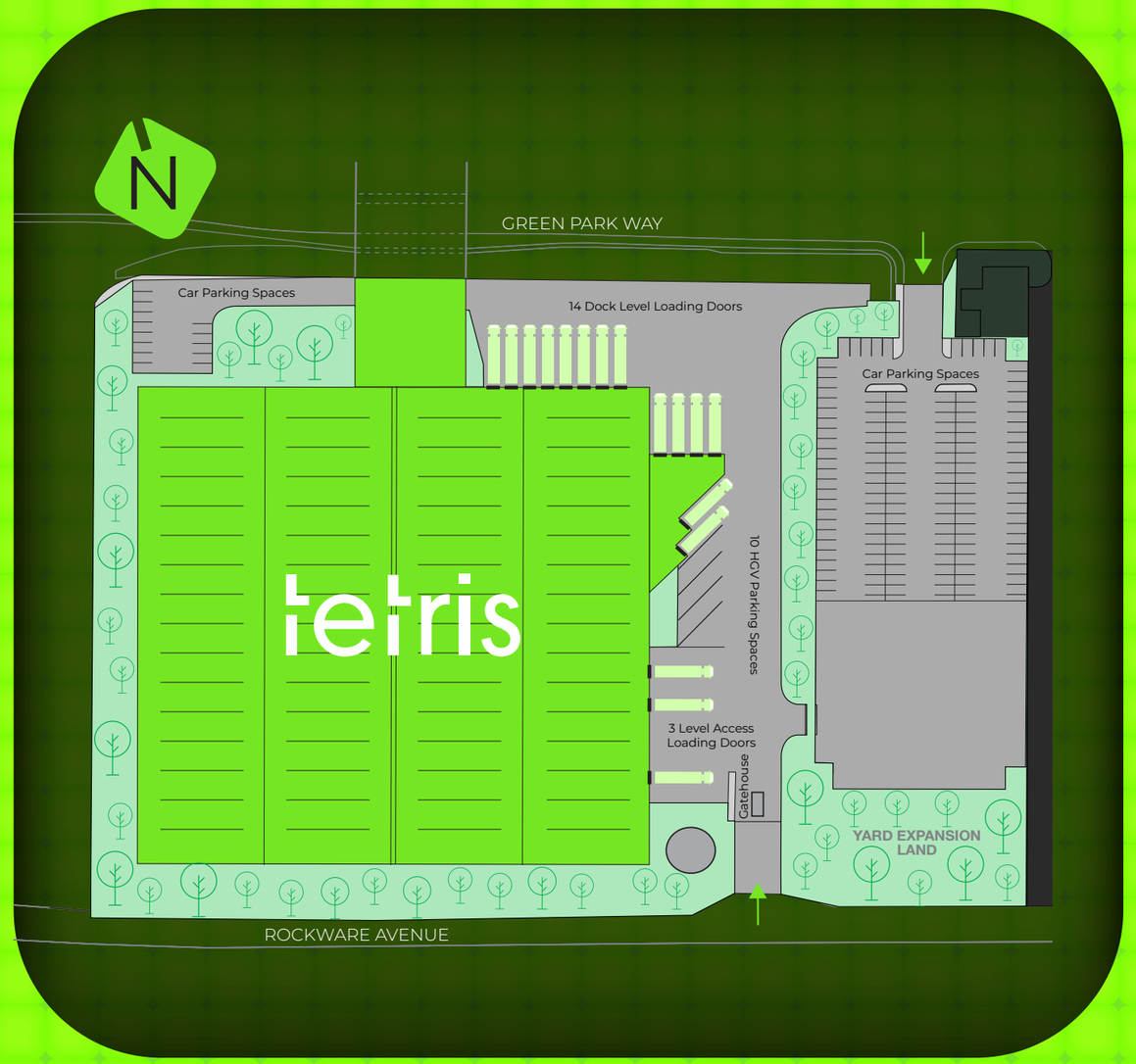
1,250 kVA power supply

Canteen and kitchen

Comfort cooling to the offices and assembly areas

Dual road access to Green Park Way and Rockware Avenue

133 car parking spaces (including 6 EV spaces)



Ground	Warehouse	143,858 Sq Ft	13,365 Sq M
First	Assembly/Storage & Reception	24,659 Sq Ft	2,291 Sq M
Second	Assembly/Storage & Canteen	78,286 Sq Ft	7,273 Sq M
Total		246,803 Sq Ft	22,929 Sq M
Mezzanine		18,255 Sq Ft	1,696 Sq M









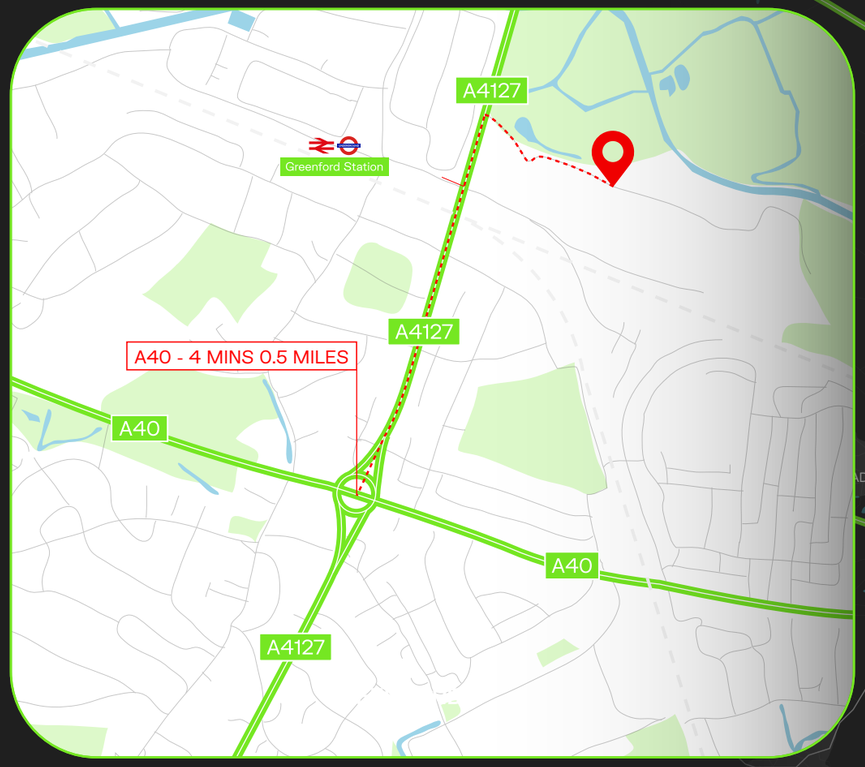








tetris



Placement precision

The property is situated on Green Park Way and Rockware Avenue, Greenford, immediately behind Westway Retail Park and approximately ½ mile north of the A40 and Greenford Roundabout. Greenford Railway Station, served by the Central line and London Overground, is approximately 0.5 miles to the west.

The A40 provides direct access to Central London, approximately 12 miles to the east, while the M40 and M25 are approximately 7.1 miles and 9 miles to the west respectively. Heathrow Airport is approximately 9 miles to the south west, accessible via the A40 and A312.

Road	Miles
A40	0.5
A406	3.1
M4 / J3	6.1
M40 / J1	7.1
M25 / J16	9

Airports	Miles
Heathrow	9
London City	30
Luton	35.9

Rail	Miles
Greenford	0.5
South Greenford	0.7
Northolt	2.5

Location	Miles
Central London	12

Usual residents per square kilometre 4,496.4

Economically active (excluding full-time students) 7,361

879 Residents in employment within manufacturing, transport & storage

5,050 Households within Greenford

tetris

Terms

The property is available by way of a new lease on terms to be agreed. (A letting of part may be considered).

Business rates

From informal enquiries we understand that the property has a rateable value of £1,370,000.

Viewings

Viewings to be arranged via the sole agents only.

EPC

B (33)

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