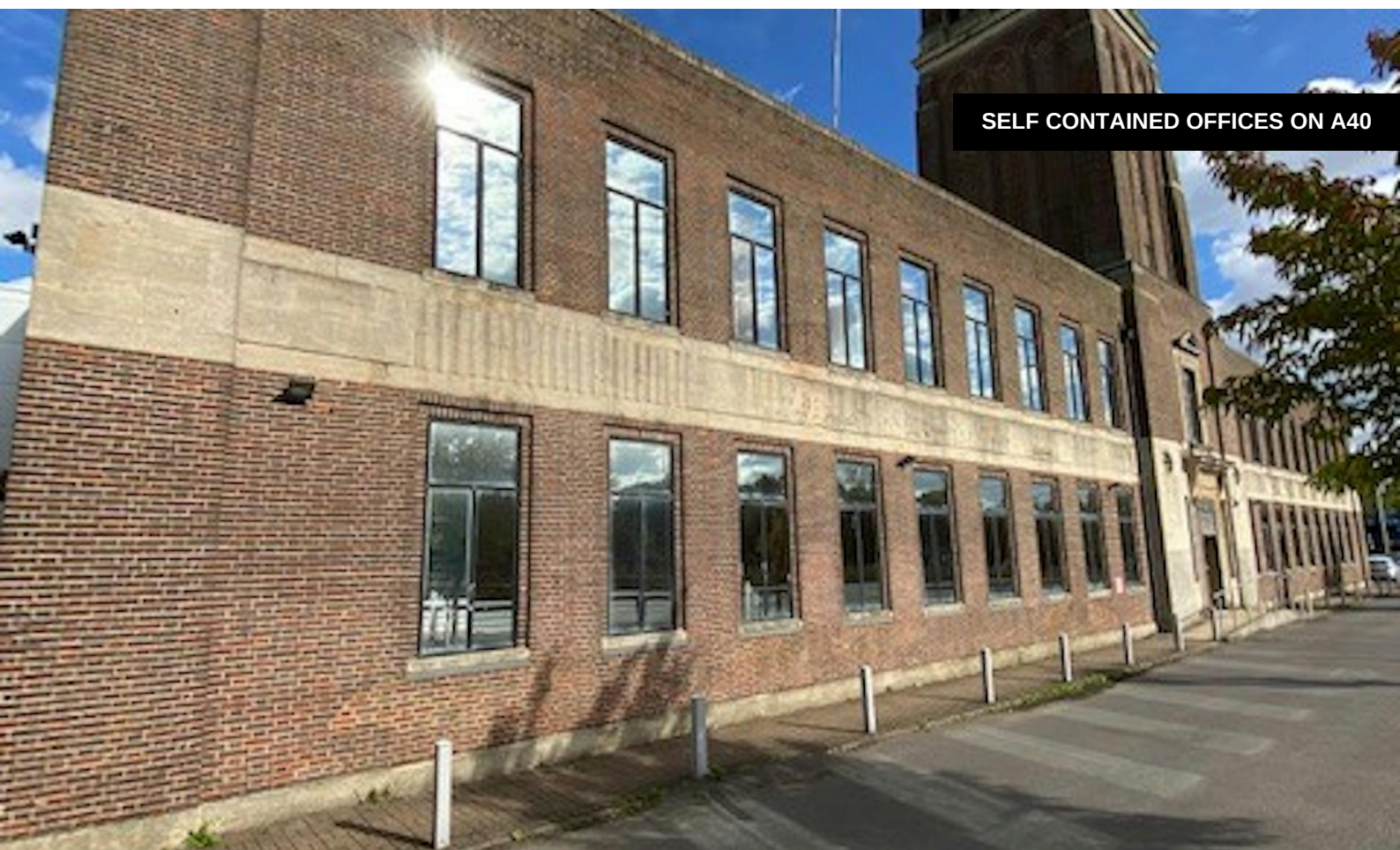




Self contained offices in prominent location on A40 with excellent parking and associated signage opportunities.

Aladdin Tower

Greenford, Western Avenue, Greenford,
UB6 8UY

Office

TO LET

8,586 sq ft

(797.67 sq m)

- 35 car parking spaces
- Self contained
- Affordable offices
- Exposed services
- Signage Opportunities

Aladdin Tower, Greenford, Western Avenue, Greenford, UB6 8UY

Summary

Available Size	8,586 sq ft
Rent	£19.50 per sq ft Quoting
Rates Payable	£9.50 per sq ft based on 2026 valuation
Rateable Value	£170,000
Service Charge	N/A
EPC Rating	Upon enquiry

Description

Aladdin Tower is a prominent 1930's tower located in prominent position on Western Avenue (A40) offering self contained offices on 1st floor level with excellent parking and signage opportunities. The offices are in second hand condition but benefit from recently modernised exposed services and provide an occupier to have their own office at an affordable rent in prominent location.

Location

The Property sits in a prominent position fronting the east bound Western Avenue (A40) at the junction of Long Drive approximately 3 miles to the north west of Hangar Lane gyratory intersection and 0.9 miles to the south west of Greenford Station which provides Central Line Underground services as well as GWR services into Paddington and links to the Elizabeth Line via West Ealing from 2023.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	8,586	797.67	Available
Total	8,586	797.67	

Specification

The Property is available in existing condition and benefits from the following:

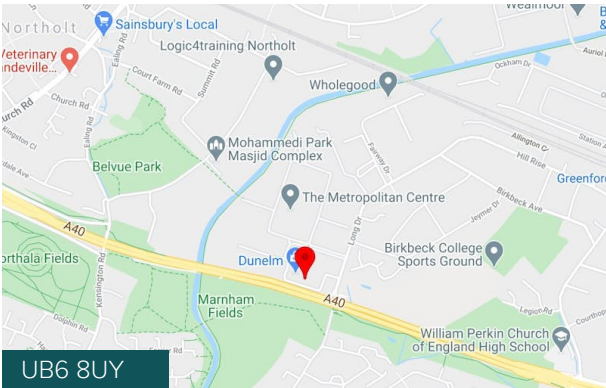
- Male/Female WC's
- Self contained entrance
- Excellent floor to ceiling
- Exposed services
- Some existing high quality partitioning in situ.
- 35 car parking spaces (1:245 sq ft)
- Signage opportunities overlooking the A40
- Café in adjacent Dunelm building

Viewings

By appointment through sole agents

Terms

New lease for a term to be agreed



Viewing & Further Information



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