



INDUSTRIAL TO LET | 5,656 TO 42,556 SQ FT

WEST LONDON BUSINESS PARK, 426 LONG DRIVE, GREENFORD, UB6 8UH



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COLLECTION OF MODERN INDUSTRIAL / WAREHOUSE UNITS IN GREENFORD WITH EXCELLENT CEILING HEIGHTS AND PARKING

- Economical rent of £20 psf
- Excellent warehouse ceiling height of just under 10m
- Dedicated parking with 4 spaces per unit
- 3 phase power (65kva) and capped gas supply
- Modern offices with air-conditioning
- Modern kitchen and W/C's in each unit
- Onsite cafe and 24 hour security
- Short walk to Greenford Underground Station (Central Line)
- Excellent loading facilities with a 4.5 x 5m electric roller shutter
- Range of sizes available

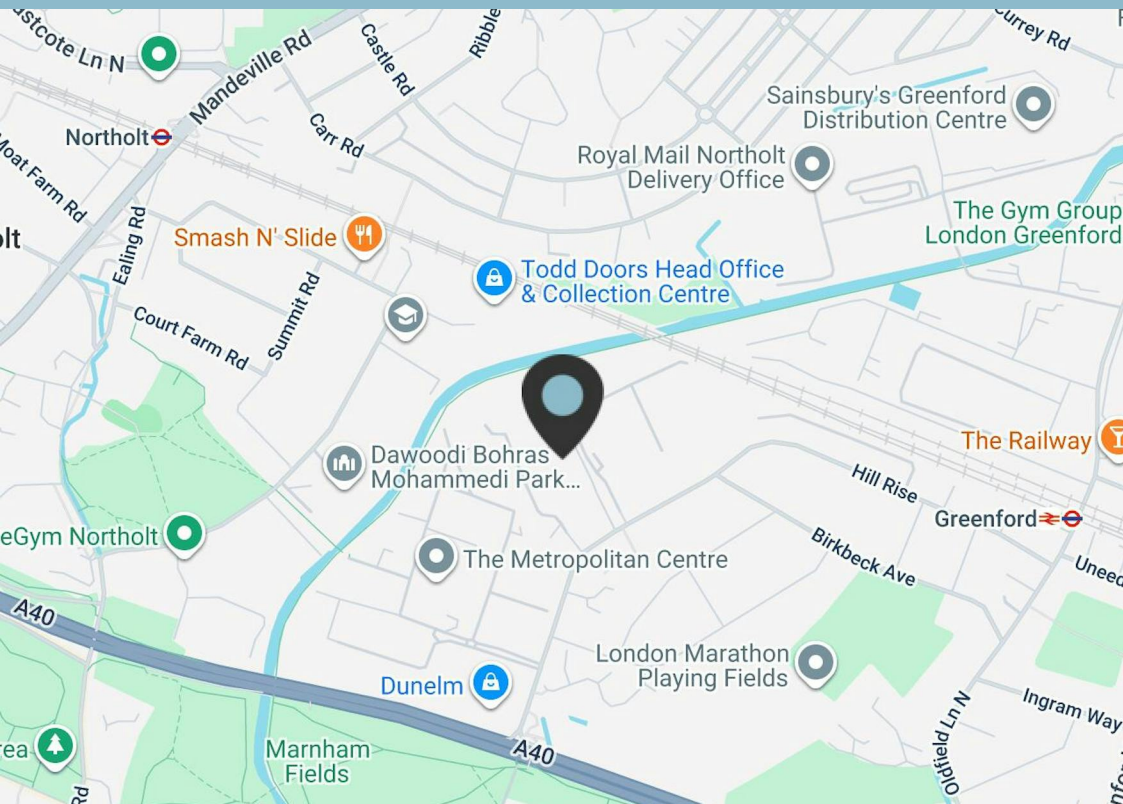


DESCRIPTION

Recently built industrial estate with a range of units available, located in the Heart of Greenford.

The buildings are all arranged with large open plan warehousing on the ground floor benefitting from excellent ceiling heights, 3 phase power, transparent roof lights, gas connections and concrete floors. The buildings all have a collection of offices over first and mezzanine floors. The offices have been fitted out to a high standard with perimeter trunking, cat-5 cabling, carpets, air-conditioning, fibre internet connectivity, led lights and good natural light. Additionally each building benefits from dedicated W/C's to the ground and mezzanine floors, multiple kitchens.

Suitable for a range of uses and available on a new Full Repairing and Insuring Leases for a term by arrangement.



LOCATION

West London Business Park commands a strategic position in Greenford in a modern estate just off Long Drive. The location is less than a minutes drive from the A40 and one junction from Hanger Lane.

Greenford Underground Station (Central Line and Great Western Railway) is a 15 minute walk away as well as a number of local bus routes servicing the local and wider area.



AVAILABILITY

Name	sq ft	sq m	Availability
Unit - 7	5,656	525.46	Available
Unit - Unit 2	6,150	571.35	Available
Unit - 4	6,150	571.35	Available
Unit - 6	6,150	571.35	Available
Unit - 8	6,150	571.35	Available
Unit - 9	6,150	571.35	Available
Unit - 10	6,150	571.35	Available

RENT

£20 per sq ft

RATES & CHARGES

Service charge: £0.58 per sq ft

TERMS

A new lease for a term by arrangement.

EPC

A

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 11/08/2025



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