

# UNIT 1

KELVIN INDUSTRIAL ESTATE, GREENFORD, UB6 8WA

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FOREST  
REAL ESTATE

# TO LET

## 3,497 SQ FT

### Self Contained Office with Parking Available for Rent

#### Key Features

- Self Contained
- Gas Boiler
- 4 Parking Spaces
- HVAC Systems
- Great Natural Light with Dual Aspect Windows
- Fitted Kitchen

**Unit 1, Kelvin Industrial Estate**  
Greenford, UB6 8WA





## Description

This 3,497 sq ft office in Greenford offers a versatile and well equipped space suitable for a wide range of office and leisure occupiers.

The property benefits from a reliable HVAC system, large double glazed windows, allowing excellent natural light, kitchen area and a great layout that can allow for both open plan or partitioned suites.

Additionally, the property comes with four demised parking spaces, ensuring easy access for staff and visitors. Located in a well-connected industrial area of Greenford, this office presents an excellent opportunity for businesses seeking functional and adaptable premises.

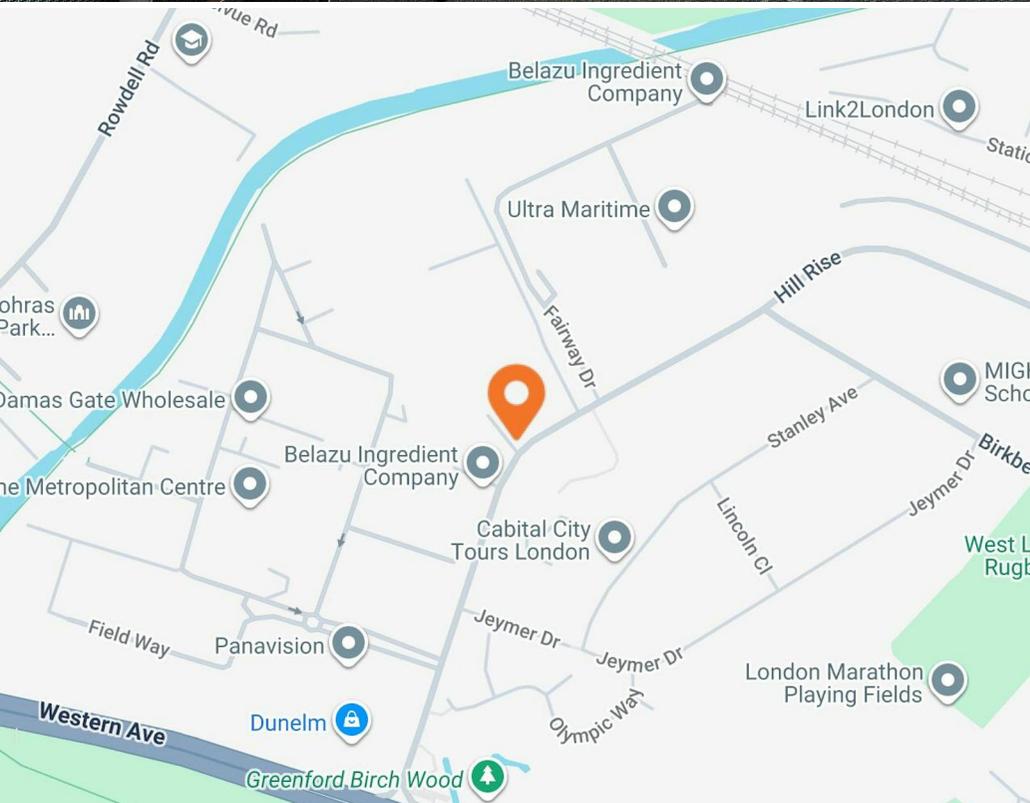
The property is currently Tenanted, with an available date of July 2026.

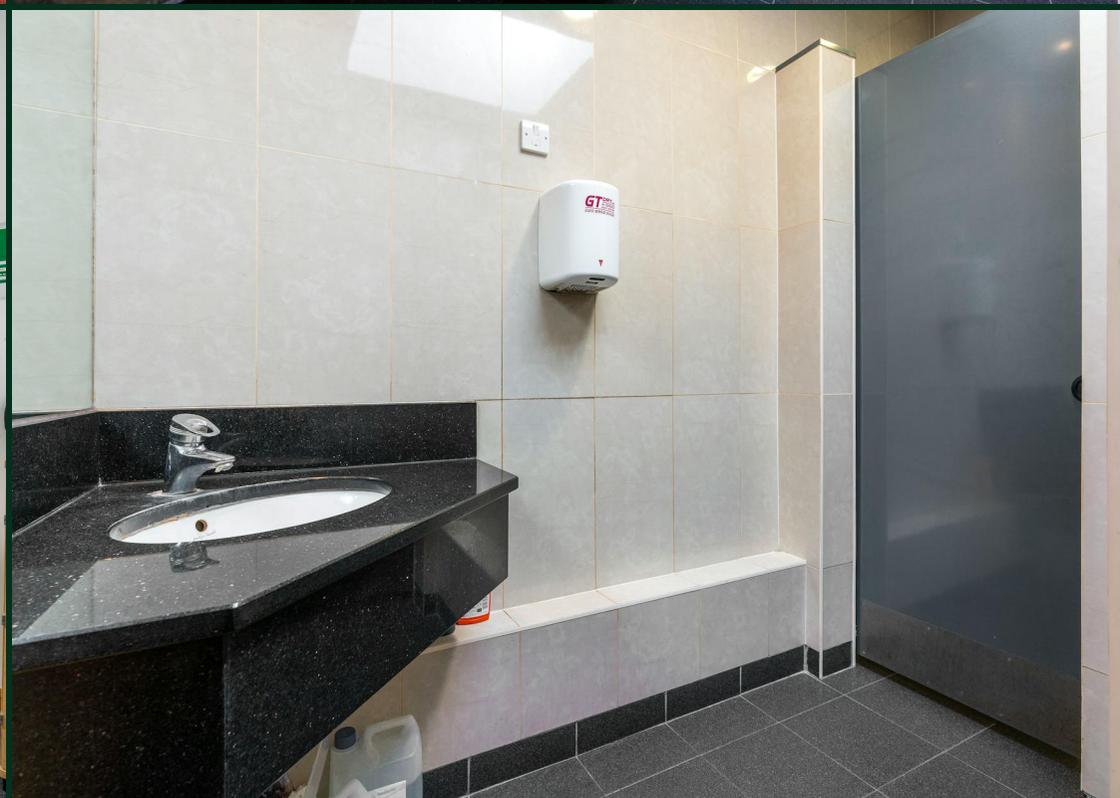
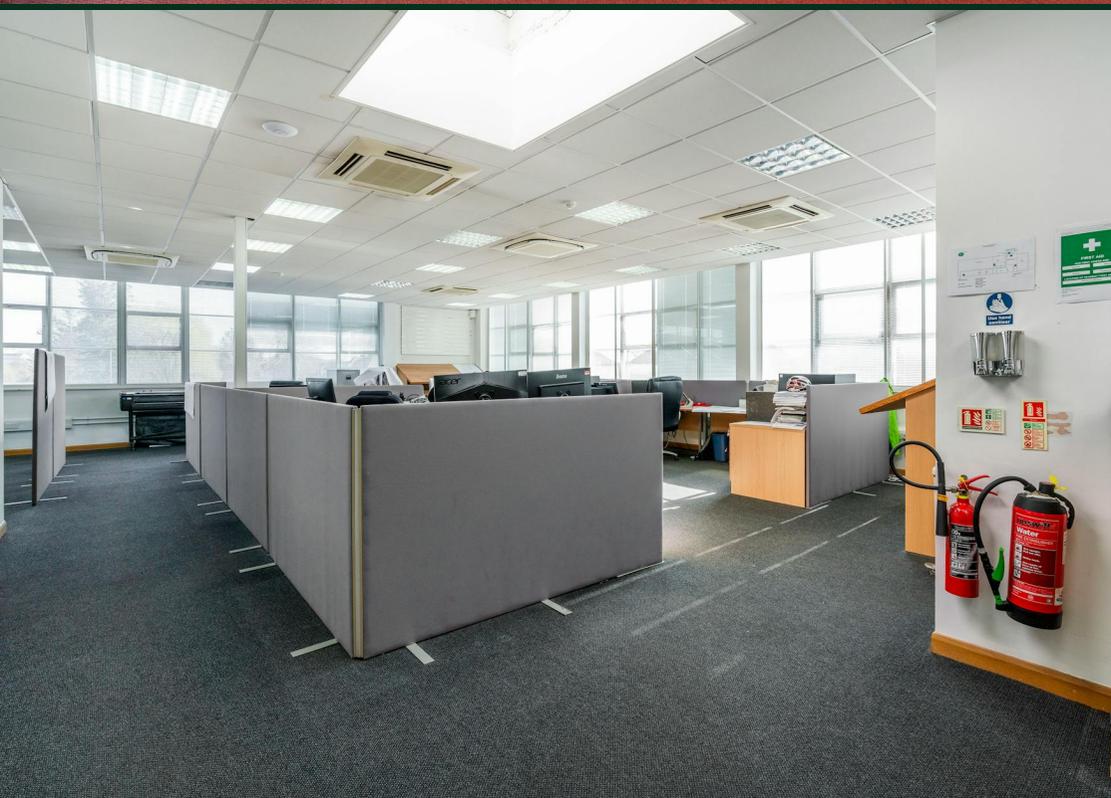
## Location

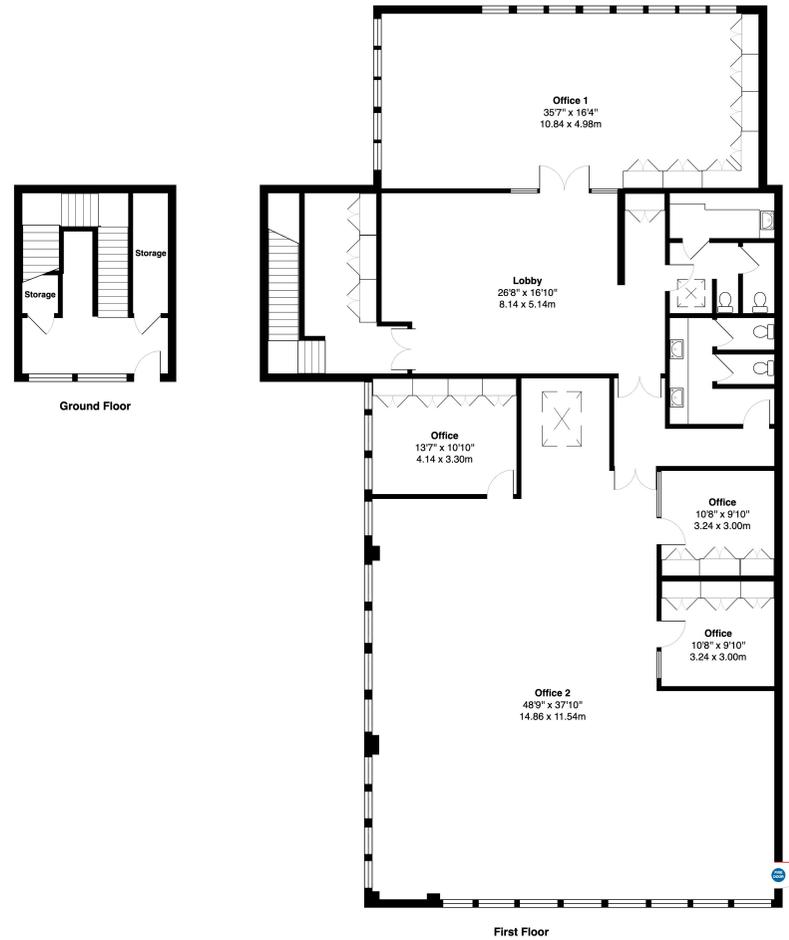
This unit in Greenford benefits from excellent road connectivity that makes it a strong location. The area sits just off Western Avenue (the A40), a major arterial route into Central London and out toward West London and the national motorway network, providing direct road access for deliveries and staff commuting.

From the A40 you can quickly reach the M40 and M25 motorways to the west, supporting efficient access across the UK, including routes toward the Midlands and the national distribution network.

Local access roads such as Greenford Road and other connecting routes link the estate to surrounding neighbourhoods and transport nodes, while proximity to the Western Avenue roundabout helps connect to the North Circular (A406) and other key London distributor roads.







Kelvin Industrial Estate, UB6  
Total Gross Area: 3497 ft<sup>2</sup> ... 324.9 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

# Availability

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**Lease** New Lease

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**Rent** £48,000 per annum

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**Rates** £23,952 per annum

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**Service Charge** N/A

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**VAT** Applicable

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**EPC** C (64)

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# Contact

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Greenford, UB6 8WA

**F O R E S T**  
REAL ESTATE

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