



1 and 2A Kelvin Industrial Estate

Long Drive, Greenford, UB6 8WA

**Cost Effective Warehouse /
Business Unit / Showroom
Premises Available To Rent
In Greenford Adjacent To
The A40 - £16.00psf**

3,497 to 11,123 sq ft
(324.88 to 1,033.36 sq m)

- Warehouse / Business Unit / Showroom Premises
- Ground Floor Reception Entrance
- Roller Shutter
- 3 Phase Electricity
- Airconditioning
- No Service Charge
- 8 Allocated Parking Spaces
- Immediate Access to A40 (0.4 Miles Away)

Summary

Available Size	3,497 to 11,123 sq ft
Rent	Rent on application
Service Charge	N/A
EPC Rating	C (64)

Location

Kelvin Industrial Estate forms part of a well-established and very popular industrial area in Greenford, West London. The estate benefits from immediate access to the A40 Western Avenue which is only 0.4 miles away.

The A40 Western Avenue serves Central London to the East and the M25/M4 to the West. Greenford Tube Station (Central Line) is within a 17 minute walk from the estate.

Accommodation

Comprising the following Gross Internal GIA Floor Areas:

Name	sq ft	sq m
Unit - 1 - First Floor Showroom / Business Unit	3,497	324.88
Unit - 2A - Warehouse	7,626	708.48
Unit - 2A - Mezzanine	2,763	256.69
Total	13,886	1,290.05

Specification

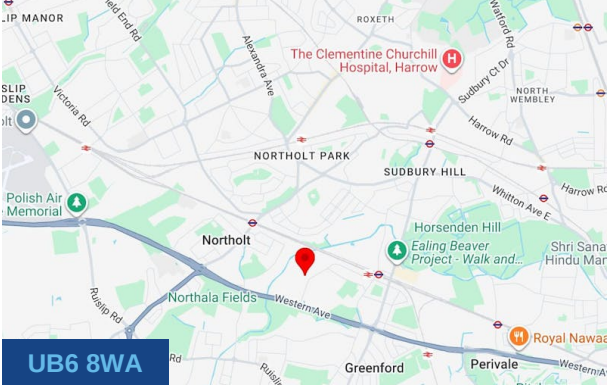
- Warehouse / Business Unit / Showroom Premises
- Ground Floor Glazed Reception Entrance
- Roller Shutter
- 3 Phase Electricity
- Airconditioning
- WC and Kitchenette Facilities
- No Service Charge
- 8 Allocated Parking Spaces
- Immediate Access to A40 (0.4 Miles Away)
- 17 Minute Walk to Green Underground Central Line Station

Terms

Available by way of a new Lease on terms to be agreed.

Viewings

Strictly through the sole agents COGENT REAL ESTATE



Viewing & Further Information



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