



2B Kelvin Industrial Estate

Long Drive, Greenford, UB6 8WA

**Cost Effective Warehouse
Premises Available To Rent
In Greenford Adjacent To
The A40 - £18.00psf (GIA
Floor Area)**

5,424 sq ft
(503.91 sq m)

- Mid Terrace Industrial / Warehouse Unit
- Clear Height 4.0m
- 1 x Loading Door 3.98m (W) x 3.6m (H)
- 3 Phase Electricity
- No Service Charge
- 5 Allocated Parking Spaces
- Immediate Access to A40 (0.4 Miles Away)

Summary

Available Size	5,424 sq ft
Rent	£97,632 per annum exclusive
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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 - Warehouse	5,424	503.91
Total	5,424	503.91

Specification

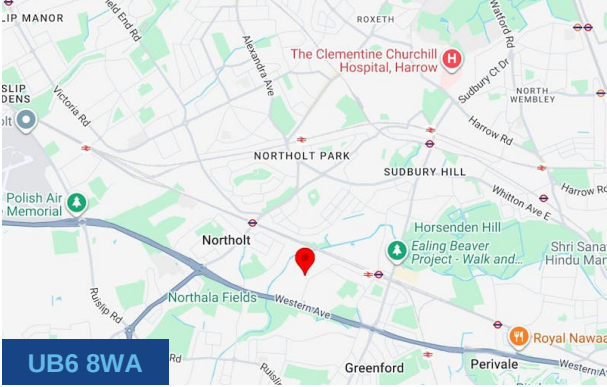
- Mid Terrace Industrial / Warehouse Unit
- Clear Height 4.0m
- 1 x Loading Door 3.98m (W) x 3.6m (H)
- 3 Phase Electricity
- Warehouse Lighting
- WC facilities
- Ground Floor Accommodation Only
- Dedicated Yard Area for Parking / Storage
- Allocated Parking: 5 Spaces
- No Service Charge
- Competitive Rent £18.00psf In Comparison To Neighbouring Industrial Estates With Rent Based On GIA Not GEA Floor Area
- See Photos Online

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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