



1 Kelvin Industrial Estate

Long Drive, Greenford, UB6 8WA

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

3,497 sq ft
(324.88 sq m)

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

Summary

Available Size	3,497 sq ft
Rent	£16 per sq ft £55,952 per annum exclusive
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 - First Floor Business Unit	3,497	324.88
Total	3,497	324.88

Specification

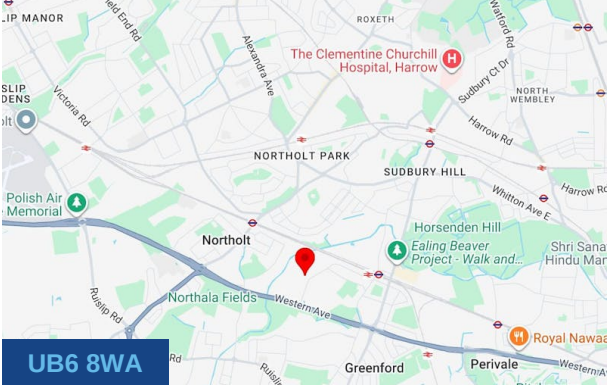
- First Floor Business Unit / Showroom
- Ground Floor Glazed Reception Entrance
- Roller Shutter
- 3 Phase Electricity
- Airconditioning
- WC and Kitchenette Facilities
- No Service Charge
- 4 Allocated Parking Spaces
- Immediate Access to A40 (0.4 Miles Away)
- 17 Minute Walk to Green Underground Central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

Viewings

Strictly through the sole agents COGENT REAL ESTATE

Terms

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



Viewing & Further Information



Tom Lowther
07939 836117
tl@cogentre.co.uk



Alex Adjei
07346 809 962
aa@cogentre.co.uk