



2A Kelvin Industrial Estate

Long Drive, Greenford, UB6 8WA

Cost Effective Warehouse Premises Available To Rent In Greenford Adjacent To The A40 - £16.00psf (GIA Floor Area)

7,626 sq ft
(708.48 sq m)

- End Of Industrial / Warehouse Unit
- Clear Height 4.2m - 4.6m
- External & Internal Loading Doors
- 3 Phase Electricity
- No Service Charge
- 4 Allocated Parking Spaces
- Immediate Access to A40 (0.4 Miles Away)
- Formerly Occupied by Evri

Summary

Available Size	7,626 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 - Warehouse / Ancillary	7,626	708.48
Unit - Mezzanine	2,763	256.69
Total	10,389	965.17

Specification

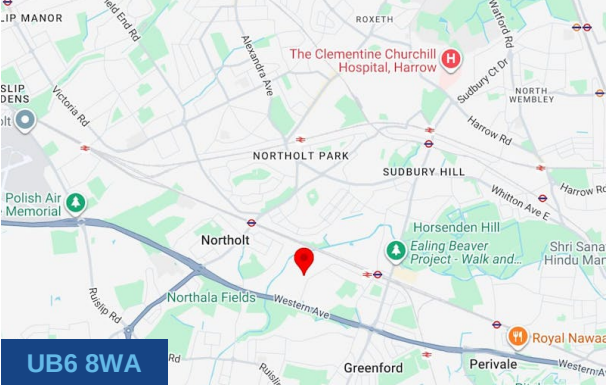
- End of Terrace Industrial / Warehouse Unit
- Eaves Height 4.2m - 4.6m
- 1 x External Loading Door 4.4m (W) x 4.2m (H) with Security Barrier
- 1 x Internal Loading Door
- Mezzanine Floor for Additional Storage
- 3 Phase Electric
- Warehouse Lighting
- Offices
- Staff Kitchen / Break Out Area
- WCs and Shower Facilities
- 4 Car Parking Spaces
- Forecourt Area for Deliveries
- Located at front of Kelvin Industrial Estate
- Formerly Occupied By Evri
- Cost Effective Rent in Comparison to Neighbouring Estates
- Rent based on GIA not GEA Floor Area
- No Service Charge
- With Immediate to A40 (0.4 Miles Away)
- To Be Refurbished - See Indicative 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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