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To Let



17 Kelvin Industrial Estate, Long Drive, Greenford, UB6 8WA

1,334 sq ft (123.93 sq m)

- End of Terrace Unit
- Roller Shutter Loading Door
- 3 Phase Electricity
- Office and WC
- Allocated Parking
- 10 Minute Walk to Greenford Tube



Available March 2021

Rare Opportunity to Occupy Small Warehouse Premises in Well Established Industrial Location in Greenford with Immediate Access to A40

Location

Forming part of a well established and popular industrial area within Greenford, Kelvin Industrial Estate is located next door to Metropolitan Park on Long Drive which provides direct access to The A40 Western Avenue which in turn serves Central London to the East and the M25 and M4 motorways to the West.

Greenford London Underground (Central Line) and Railway Station is also within walking distance of the premises.

Description

Unit 17 comprises a warehouse of steel truss construction with brick elevations beneath a pitched roof. The unit is arranged with an equal 50:50 split across its two floors with warehouse space to the ground floor and open plan offices to the first.

Accommodation

Measured on a GIA Basis

Name	Sq ft	Sq m
Unit - GF Warehouse	667	61.97
Unit - FF Office / Storage	667	61.97

Specification

- Up and over roller shutter loading door
- 2.66 m clear height to warehouse
- 3 phase electricity supply
- Office and W.C.
- Lighting
- Security shutters
- Allocated parking

Terms

The unit is available on a full repairing and insuring lease for a term to be agreed.



EPC

This property has been graded as E (112).

Business Rates

Upon Enquiry

Viewing & Further Information

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