



INDUSTRIAL TO LET | 17,560 SQ FT

UNIT 10 & 11, KELVIN INDUSTRIAL ESTATE, LONG DRIVE, GREENFORD, UB6 8WA



020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)

**REFURBISHED WAREHOUSE IN THE
HEART OF GREENFORD
ECONOMICAL RENT OF £17 PSF
(EXCLUSIVE)**

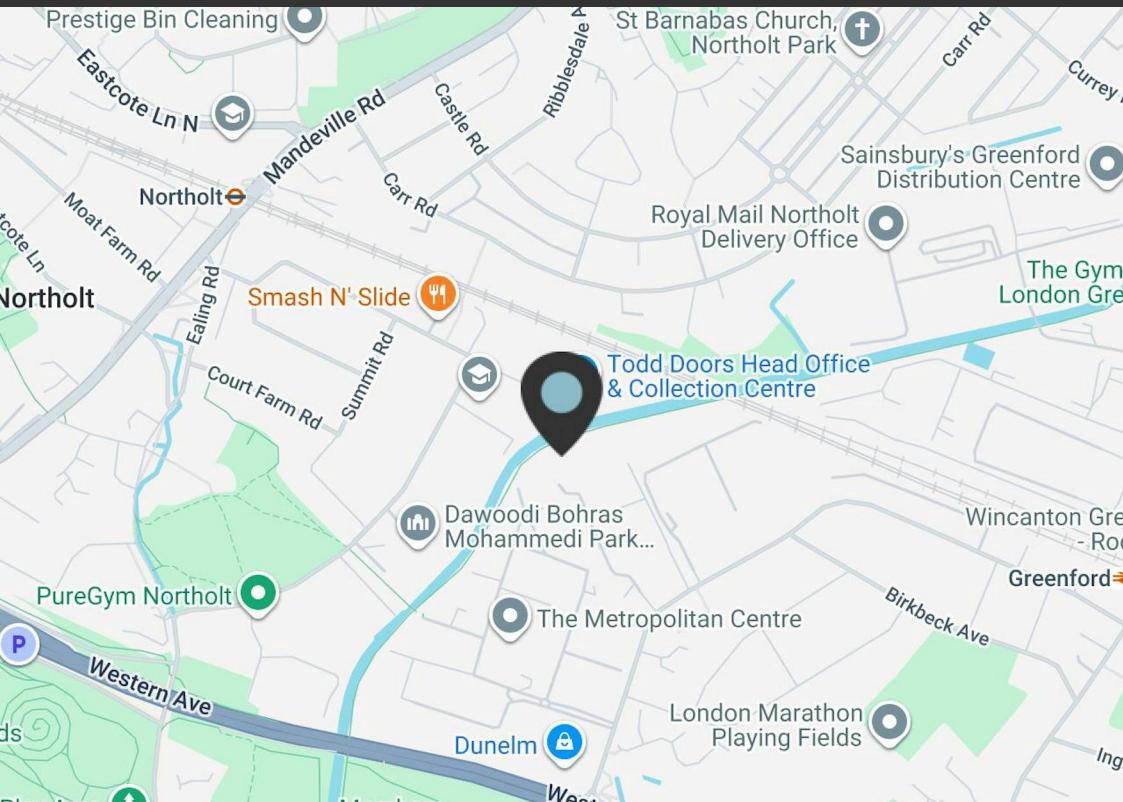
- Fully refurbished warehouse
- 4x electric roller shutters
- Self contained yard with parking
- Excellent ceiling height of 12.2 - 13.2m ceiling heights
- Low service charge of £0.50 psf
- Direct access to the A40 (Western Avenue), providing easy access to Central London and the national motorway network
- Modern first floor offices
- Walking distance to Greenford Station (Central Line & Great Western Railway)



DESCRIPTION

Fully refurbished rectangular shaped warehouse / industrial building with excellent ceiling heights of 12.2 - 13.2m. The property benefits from three electric roller shutters to the front and one to the rear, 3 phase power, mezzanine office accommodation, staff facilities, and parking / forecourt loading.

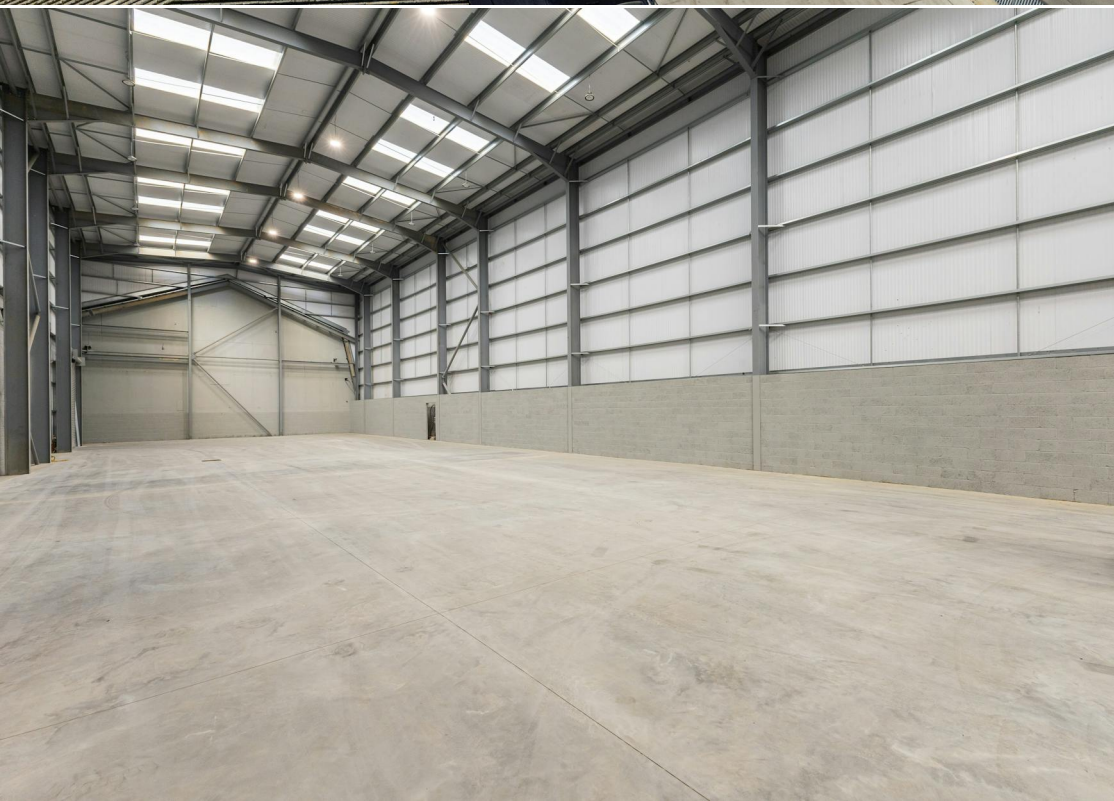
Suitable for a number of commercial and storage uses subject to the landlords approval.



LOCATION

Kelvin Industrial Estate commands a strategic position in Greenford in a modern estate just off Long Drive. The location is less than a minutes drive from the A40 and one junction from Hanger Lane.

Greenford Underground Station (Central Line and Great Western Railway) is a 15 minute walk away as well as a number of local bus routes servicing the local and wider area.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	15,615	1,450.68	Available
Mezzanine	1,945	180.70	Available

RENT

£17 per sq ft

RATES & CHARGES

Service charge: £0.50 per sq ft

TERMS

A new lease for a term by arrangement.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 03/12/2025



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