

TO LET

GREENFORD WAREHOUSE SPACE AT £12 PER SQ FT

FIRST FLOOR UNIT 2

Long Drive, Greenford, UB6 8WA



- **4,500 Sq Ft (418.05 Sq M)**
- **Adjacent to A40**
- **Low Cost Storage Opportunity**
- **Ground Floor Loading Bay**
- **Goods Lift**
- **First Floor Storage**
- **Fully Fitted Offices**

For further information please contact:

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Chamberlain
COMMERCIAL

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LOCATION

The Kelvin Industrial Estate is located on Long Drive Greenford, which can be accessed directly from the A40 and links into Old Field Lane North. The property is approx. 10 minutes walk from Greenford Station (GWR to Paddington and Circle Line). Long Drive is an established warehouse and industrial location with outstanding transport links.

DESCRIPTION

A low cost storage and workspace opportunity in an unrivalled location adjacent to the A40 in Greenford. Approached via a ground floor loading bay and goods lift is this first floor warehouse with fully fitted offices, available to let at heavily discounted rate compared to standard warehouse & business space in Greenford and the London A40 corridor.

The office element is fitted to a good standard with air conditioning, suspended ceilings and ceramic tiled floors. The storage space is available with racking if required.

G/F loading bay area 500 sq ft

F/F offices 1,500 sq ft

F/F storage 2,500 sq ft

Parking for 5 cars.

TERMS

The unit is available to let on a flexible lease arrangement for a term to be agreed. The rent is £4,500 per month. Business rates are approximately £1,600 per month.

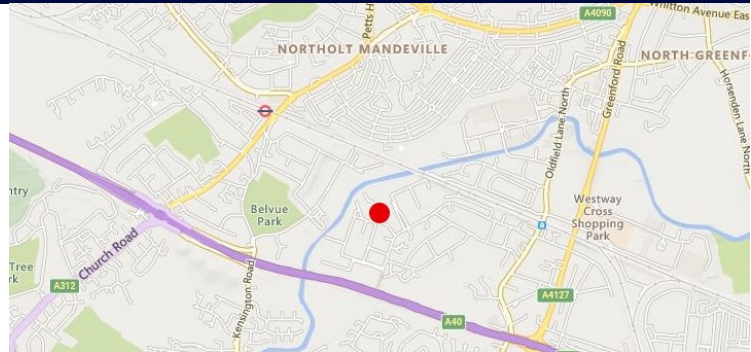
ENERGY RATING

Energy Performance Rating D.

VIEWINGS

Strictly by appointment via Letting Agent Chamberlain Commercial.

Contact Harrison Grinter or Alex Seco on 0208 429 6899.



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