

Unit 1, 3-6, 427 Long Drive, Greenford, UB6 8UH



SUMMARY

- To Let Open Plan warehouse & ancillary offices
- 10m rising to 11m eaves height
- 5 level electrically loaded doors
- Parking bays outside the unit & yard
- Great transport links, 450m from the A40 Western Ave
- Covered and externally lit Loading Bays
- Racking system available to occupiers
- Solar Panels (PV) installed on the roof

DESCRIPTION

Modern spacious warehouse/industrial unit available near in Greenford. The unit offers warehouse space of 29,644 sq ft. The unit has electrically loaded doors and reinforced concrete first and second floor levels which are suitable for office or storage use. The offices are fitted out to a good standard and include air conditioning for cooling and heating. WC's located on both the ground and second floor. 10m to the eaves and 11.1m eaves to the ridge.

SCHEDULE OF ACCOMMODATION

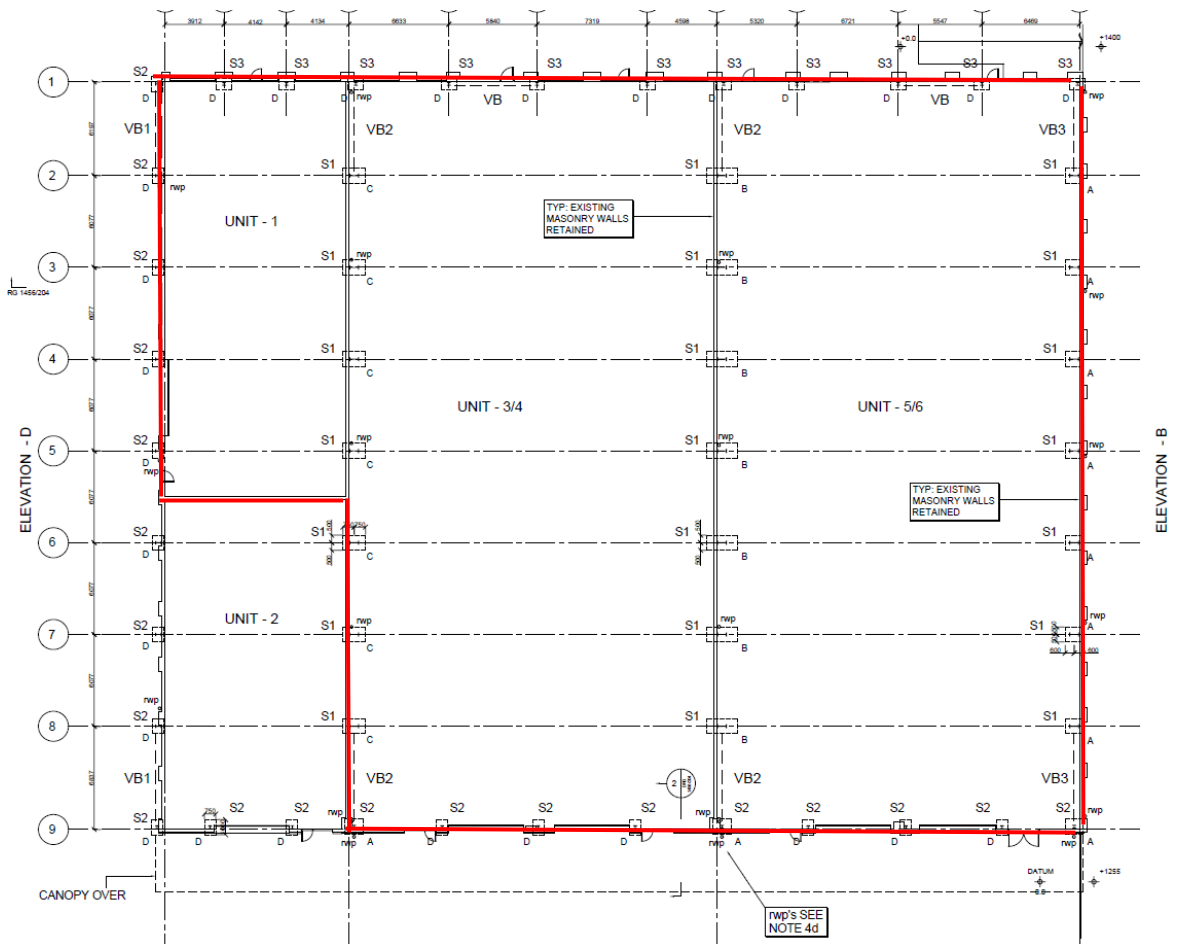
The following breakdown indicates the area's and dimensions of the unit (GIA):

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Warehouse	2,754	29,644
Ground	Offices	71	763
First	Office	38	413
Second	Office	342	3,682
Total		3,205	34,508

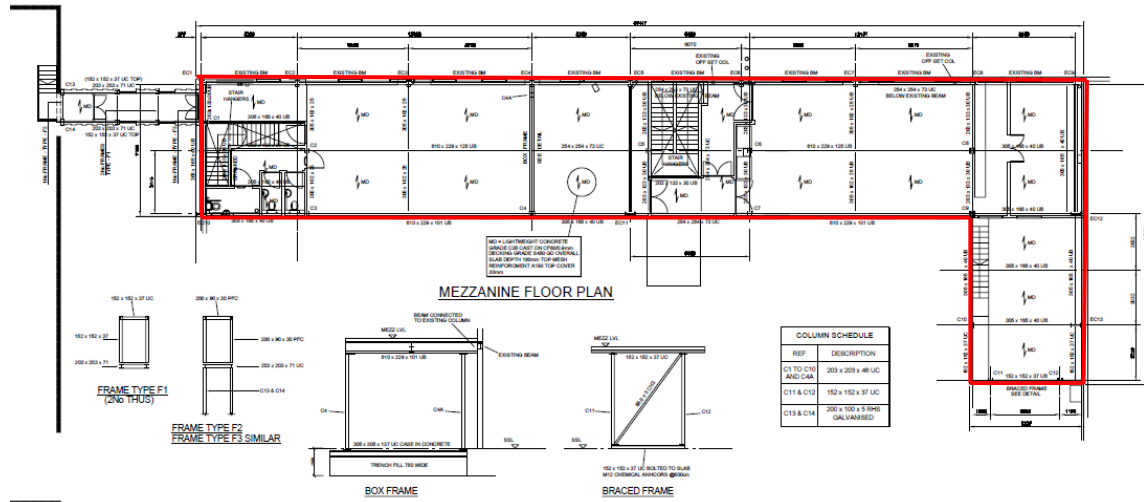
LOCATION

The warehouse unit is located with direct access to Central London to the East. The property benefits from excellent access to the A40, providing direct access to the M40 and M25 Motorways to the West. Greenford Underground Station (Central Line) is within 15 minutes walking distance.

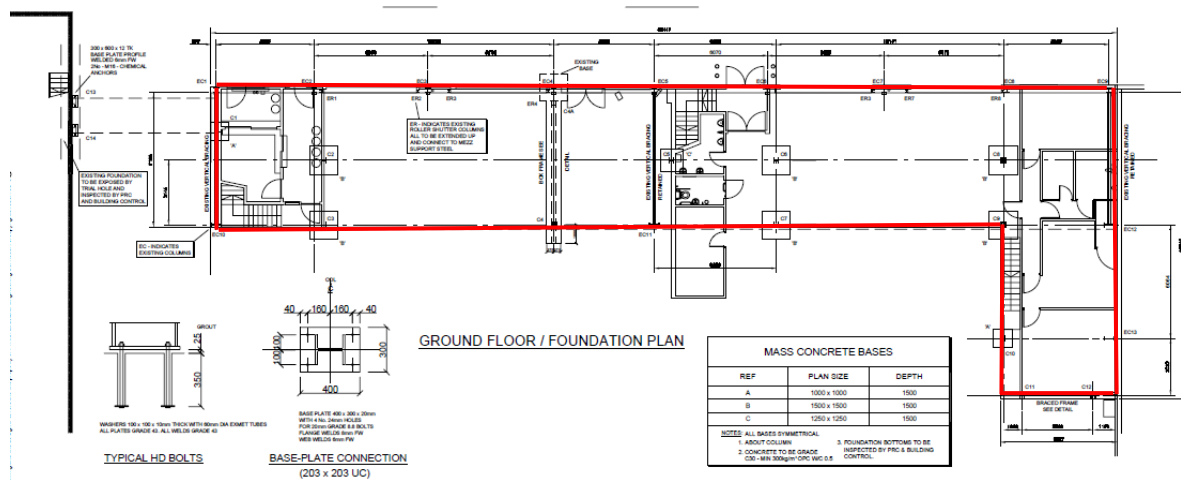
Ground Floor Warehouse



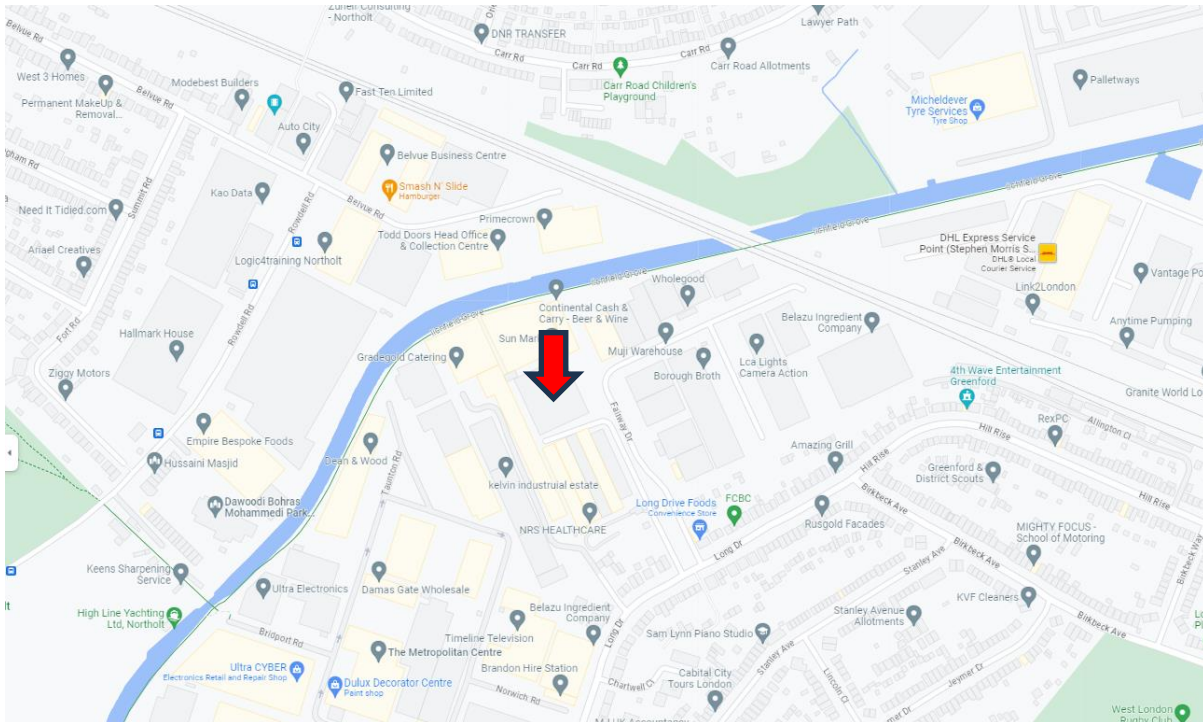
Second Floor



Ground Floor



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



TENURE

Rent £17.00 per sq ft (£586,636 pa exclusive)

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority / VOA.

EPC

Certificate available upon request - EPC Rating C-63

VAT

Not Applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Floor Plans can be provided on request.

SERVICE CHARGE

£0.58 per sq ft – Onsite security and cleaning of communal areas

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500

E-mail: ankur@monarchcommercial.co.uk

Harry Sohal 0208 569 8500

E-mail: harry@monarchcommercial.co.uk

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