



WEST LONDON BUSINESS PARK

LONG DRIVE, GREENFORD, UB6 8UH



10 NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

TO LET: 5,400 - 60,000 SQ FT

AVAILABLE FOR SINGLE OR MULTIPLE UNIT OCCUPATION

OCCUPATION FROM SUMMER 2020

www.westlondonbusinesspark.co.uk



WEST LONDON BUSINESS PARK IS BUILT IN A SECURE ENVIRONMENT WITH 24 HOUR SECURITY & CCTV

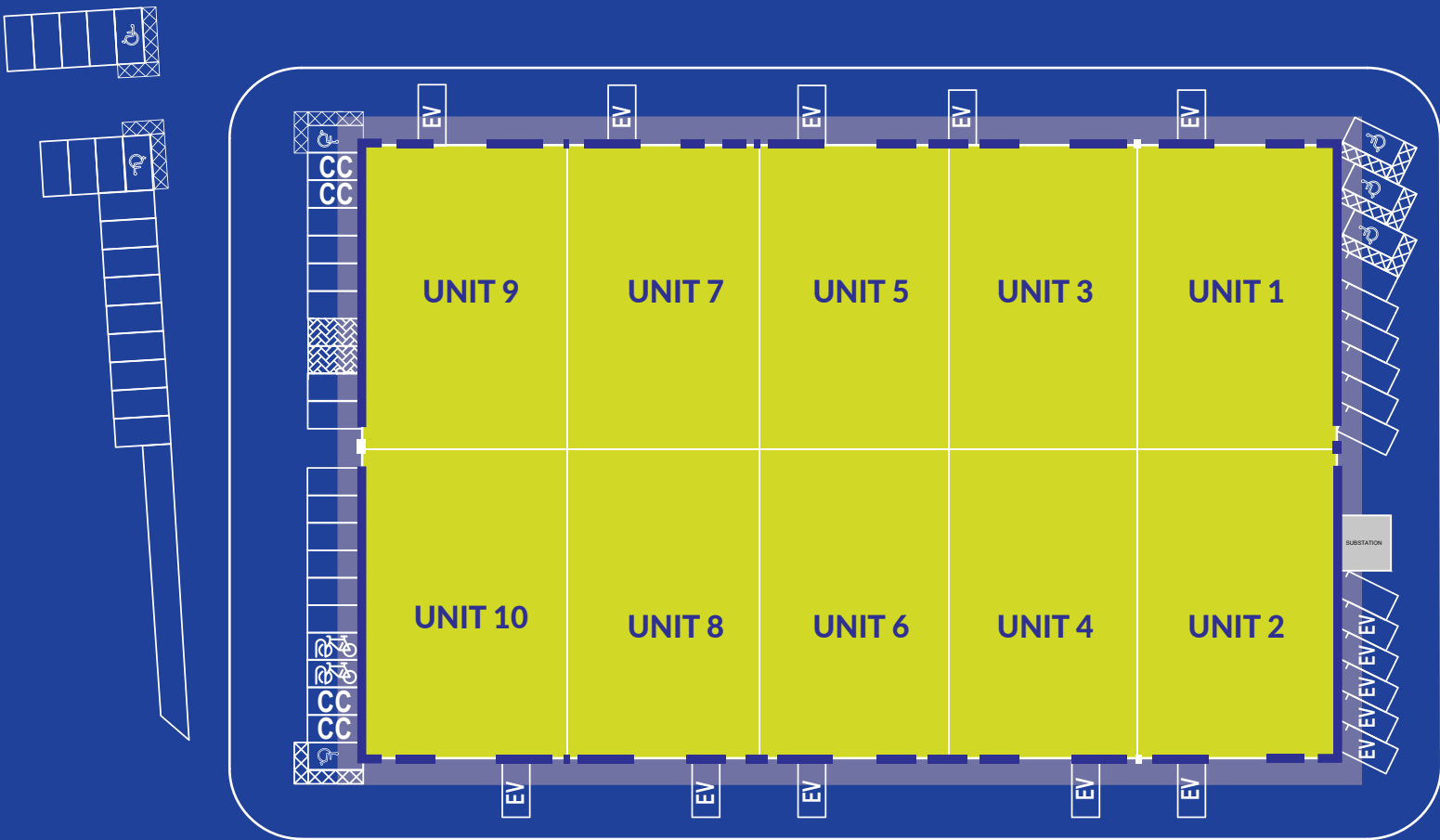
West London Business Park is Located with Direct Access to Central London to the East. The park benefits from excellent access to the A40, providing direct access to the M40 and M25 Motorways to the West. Greenford Underground Station (Central Line) is Within 15 Mins Walking Distance.

SPECIFICATION

- ▼ 9.7 M Clear Height
- ▼ 20% Roof Light Warehouse Coverage
- ▼ Three phase 69kVA power supply to each unit
- ▼ Dedicated Loading Areas and Parking
- ▼ High Quality Fitted Offices
- ▼ Electric Car Charge Points
- ▼ Electric Level Loading Door Per Unit
- ▼ Super Fast Fibre Connectivity
- ▼ LED Lighting
- ▼ Loading and Unloading Canopy
- ▼ Unit and Totem Signage
- ▼ Gas Supply
- ▼ Bicycle Storage
- ▼ BREAM 'Very Good'



**WEST LONDON
BUSINESS PARK**



INTERNAL UNIT SPECIFICATIONS

WAREHOUSE

- ▼ 9.7m clear height
- ▼ LED lighting and 20% roof lights
- ▼ 50Kn/m² floor loading
- ▼ 4.5m x 5m electric loading door per unit
- ▼ Three phase 69kVA power and capped gas supplies
- ▼ Covered loading

FIRST FLOOR OFFICES & AMENITY

- ▼ Ground floor kitchenette
- ▼ First floor offices with power, lighting and windows to the warehouse
- ▼ WCs at ground and first floor
- ▼ Super fast fibre connection installed
- ▼ Potential to fit out undercroft areas with additional office space

ACCOMMODATION

	Ground Floor SQ.FT	First Floor Office SQ.FT	Mezzanine Floor SQ.FT	TOTAL SQ.FT
UNIT 1	4,574	1,391	140	6,105
UNIT 2	4,574	1,392	140	6,106
UNIT 3	4,583	1,400	140	6,123
UNIT 4	4,617	1,407	140	6,164
UNIT 5	4,620	1,400	140	6,160
UNIT 6	4,620	1,401	140	6,161
UNIT 7	4,209	1,302	145	5,656
UNIT 8	4,601	1,395	140	6,136
UNIT 9	4,608	1,418	140	6,166
UNIT 10	4,608	1,403	140	6,151
TOTAL				60,928

TERMS

The Property is Available on New Full Repairing and Insuring Leases.

PLANNING

B1(C), B2, B8 (Warehouse and industrial) uses with no hours of use restriction.

All areas are measured on an approximate Gross Internal Basis.
Units to be re-measured upon practical completion



LOCATION

**WEST LONDON
BUSINESS PARK**

LONG DRIVE

SUN MARK LTD
WAREHOUSE

SUN MARK LTD
HEAD OFFICE

SEA AIR & LAND
FORWARDING LTD

ANITA'S
CAFE LOUNGE

ROAD TO
GREENFORD

A40
LEADING TO M40 / M25



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UB6 8UH

- LONDON HEATHROW
22 minutes
- CENTRAL LONDON
(BOND STREET)
24 minutes
- GREENFORD
TRAIN STATION
4 minutes
- NORTHOLT
TRAIN STATION
10 minutes
- A40
2 minutes
- TARGET
ROUNDAABOUT A40
8 minutes
- M25
10 minutes
- NORTH CIRCULAR
10 minutes
- M4
14 minutes
- M1
20 minutes

CONTACT



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