

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

**34,508ft<sup>2</sup> (3,205m<sup>2</sup>)**

High bay warehouse space in a well located West London Location.

**TO LET**

**AVISON  
YOUNG**



## Location

Positioned off the A40 and within easy reach of the M40, M25, M4 and Central London. Two London underground stations and Greenford rail station are within a short walking distance, opening up a huge potential local workforce along with immediate access to Central London.

The site is a well established industrial estate due to the locational benefits and accessibility to both Central London, major road networks, Heathrow Airport and the wider South East.

## Description

The property offers a steel portal frame construction with front yard and level loading access leading into a clear span warehouse space.

The specification benefits from the following :-

- 10m internal clear height
- Front service yard
- 5 level loading doors electrically operated
- Covered loading bays and external lighting
- LED Warehouse lighting
- Racking system available to occupiers
- Well fitted office space at ground, 1st & 2nd floor
- Offices including LED lights, raised floors & AC.
- Amenity space, kitchen and WC facilities
- Energy saving solar panels (PV) on the roof

Measured areas below are on a GIA basis:

	Sq ft	Sq m
Warehouse	29,644	2,754
Office Ground Floor	763	71
Office 1st floor	413	38
Office 2nd floor	3,682	342
<b>Total</b>	<b>34,508</b>	<b>3,205</b>



## Lease Terms

The property is available by way of a new lease on full repairing and insuring terms for a number of years to be agreed.

## Quoting Rent

A quoting rent of £17.50 per. sq. ft. exclusive

## Business Rates

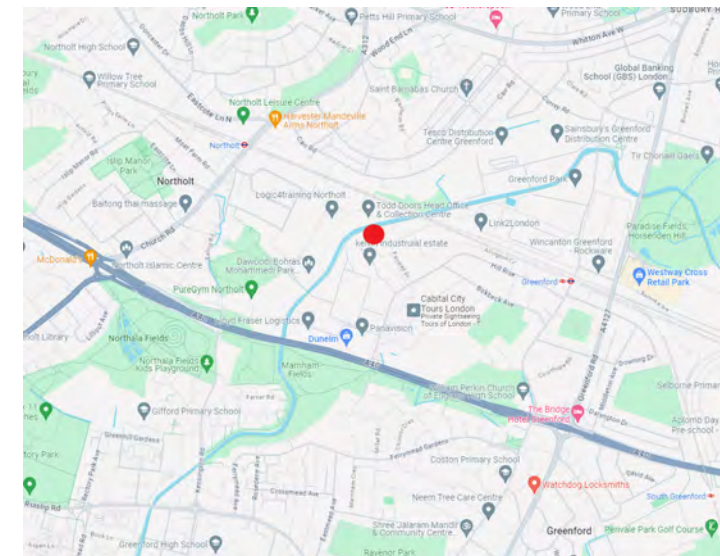
TBC upon reassessment from the VOA.

## Service Charge

A service charge of £0.58 per. sq. ft. for upkeep of the communal areas and on site security.

## EPC

The property has an EPC rating of C-63.



**For further information or if you wish to view, please do not hesitate to contact:**

**Chris Proctor**

+44 (0)7798690 234

chris.proctor@avisonyoung.com

**Saffron Harding**

+44 (0)7786 419663

saffron.harding@avisonyoung.com

**Sam Vyas**

+44 (0)7962 362709

sam.vyas@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

November 2023

avisonyoung.co.uk

**Visit us online**  
**avisonyoung.co.uk**

65 Gresham Street, London EC2V 7NQ

© Avison Young (UK) Limited. All rights reserved.

**AVISON  
YOUNG**