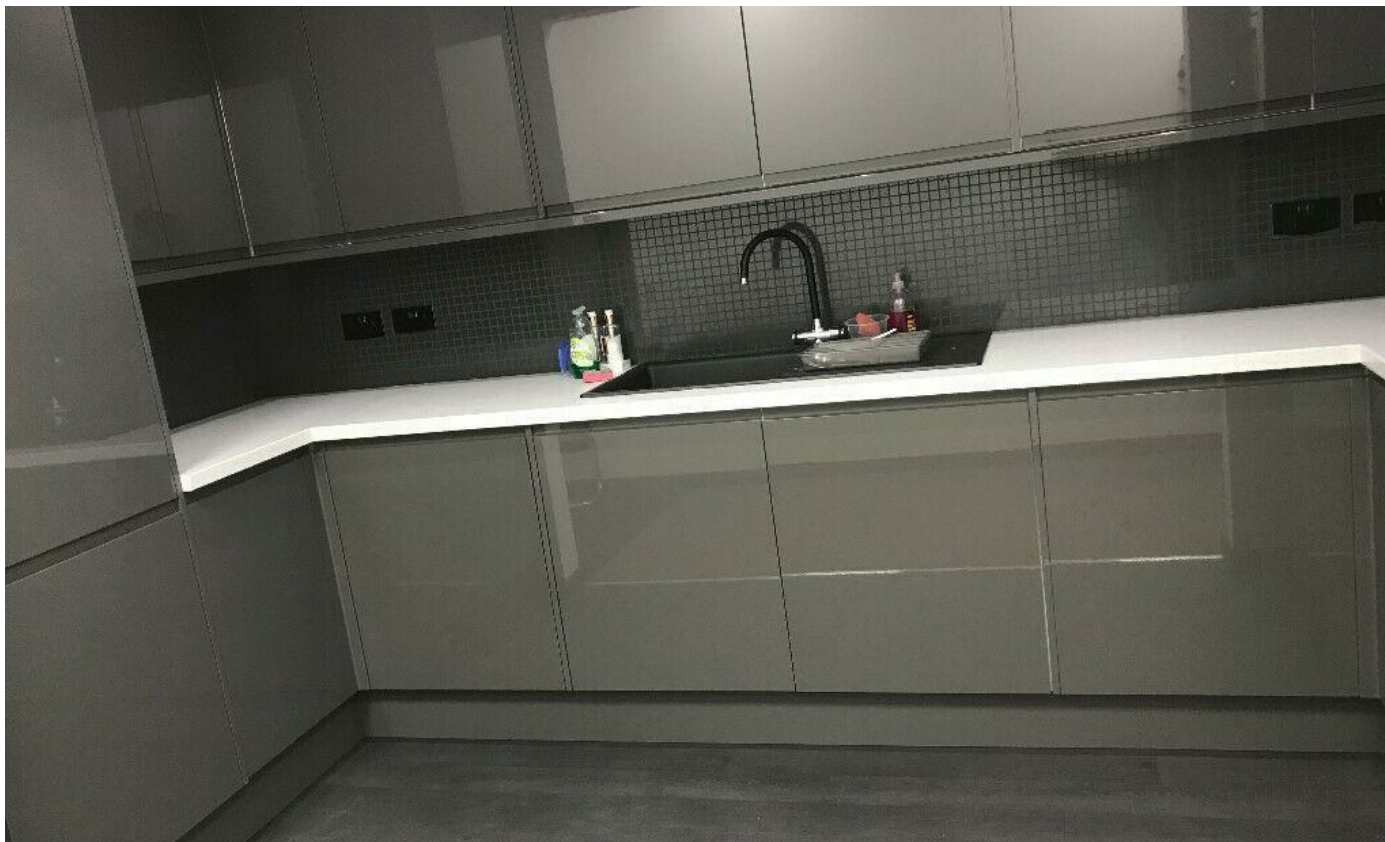




Lyon Way, Greenford, London UB6 0BN

£1,300 Per Calendar Month



#### KEY FEATURES:

- One Month Free
- Ground Floor Work space
- Work Space
- Off-street car parking available
- Excellent Location
- Secure location and building
- Close by local amenities
- Close to Central line underground station
- CCTV
- AVAILABLE NOW

Churchill & Mathesons presents this private office on the ground floor to rent in an excellent location Greenford, UB6 just off the A40. The property itself has been refurbished in the last 4 years and all the bills and 1 parking space are included in the price.

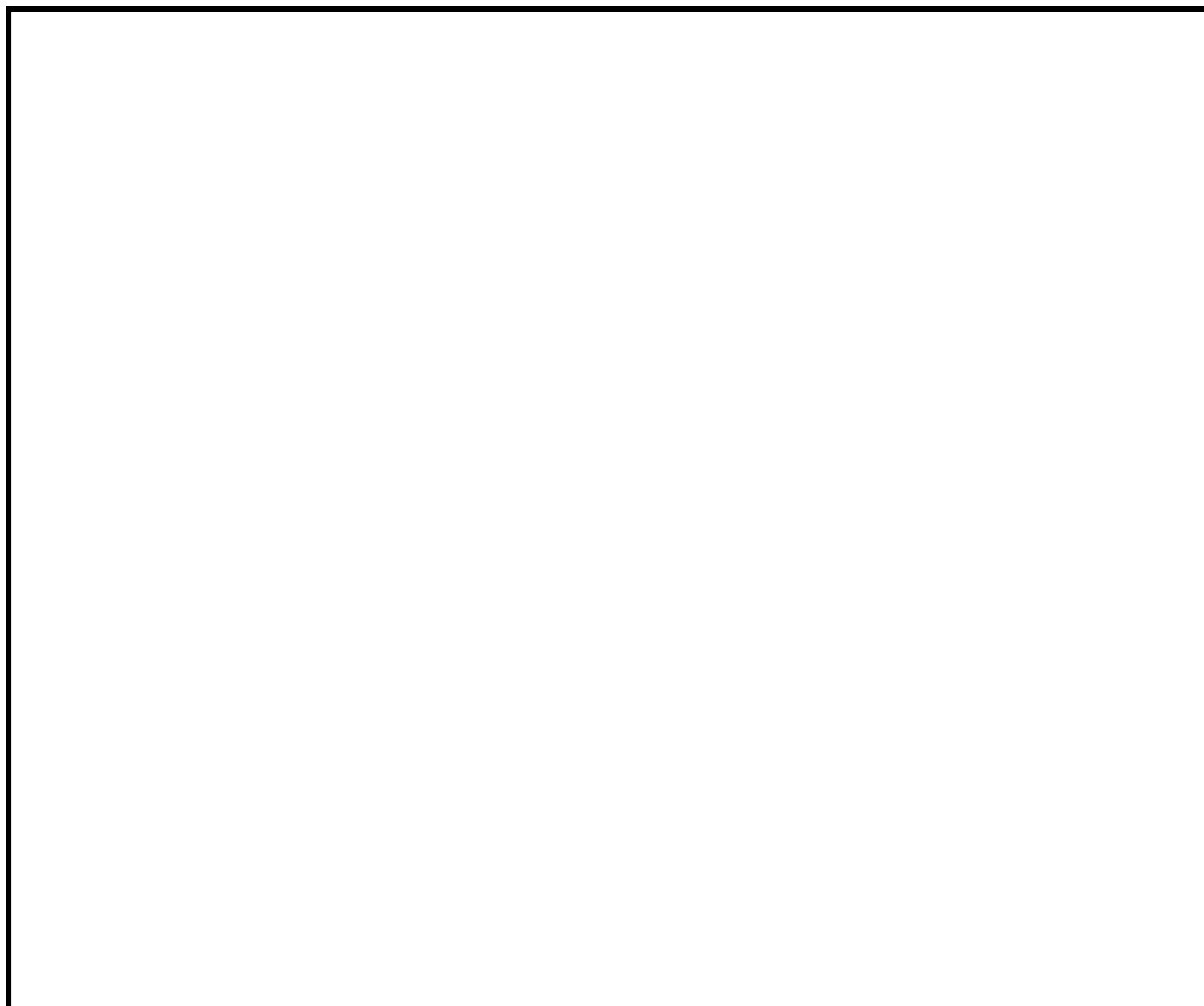
#### Features

- Double glazed windows
- Floor to Ceiling windows
- Suspended ceiling
- Led lighting Panels
- Wooden floors
- Fully insulated floor, walls and ceiling.
- Electrics

Located in Greenford UB6, with easy access to the underground and train station. There is easy access to major roads motorways such as A40, A4, A406, M40, M4, M25 and M1. We also are a few minutes away from a Costa, Subway, Boots and McDonalds. There is also easy access to central London and Heathrow Airport.

AVAILABLE NOW

Please enquire within for more information.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.