



427 LONG DRIVE
GREENFORD, UB6 8UH

WAREHOUSE UNIT TO LET
15,000-34,600 SQ FT



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LEWIS
&CO

DESCRIPTION

Large warehouse which features a predominantly open-plan layout, accessible through two loading doors. Internally, the unit benefits from an excellent ceiling height of 11 meters, concrete flooring, solar panels and 3-phase power.

The first and second-floor office spaces provide an arrangement of open plan areas and partitioned meeting rooms and offices. The offices are equipped with air conditioning, kitchenette and WC facilities.

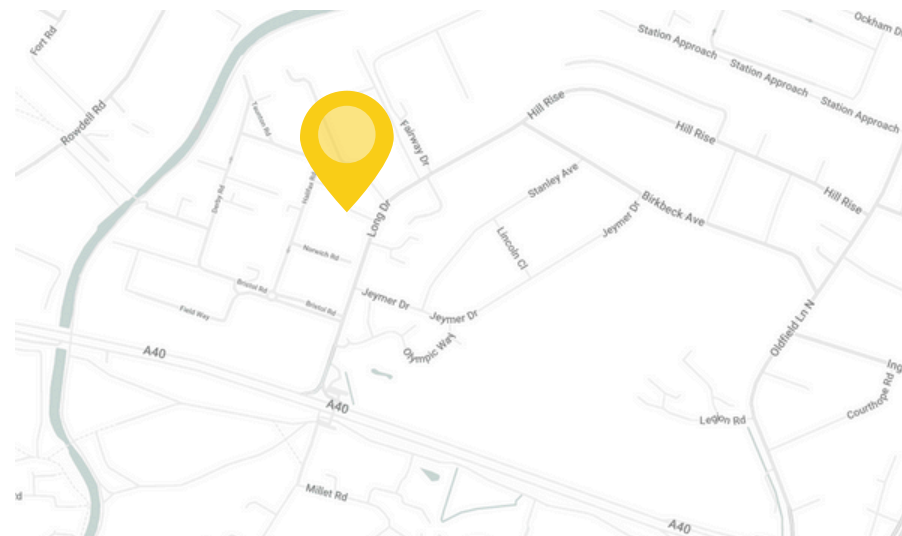
Externally, the property offers a yard for loading and up to 26 car parking spaces.

The property has been split into two units but can be taken as one.

LOCATION

The building is located with direct access to Central London to the East.

The estate 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 a 15 minute walk.



SPECIFICATION

- 11m eaves height
- Three phase electricity
- WC facilities
- On site car parking
- Roller shutter access

FLOOR AREAS

Unit	sq ft	sq m
Unit 1,3-4	19,600	1,820
Unit 5-6	15,000	1,393
Total	34,600	3,211

TERMS

Available on a new lease on terms to be agreed.

RENT

£15 per sq ft.

RATES

Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon application.

VIEWING

Strictly by appointment
through the sole agents.

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