

TO LET



Kelvin Industrial Estate, Long Drive, Greenford, UB6 8WA

£ 36,000 Per Annum

 Greenford

 Industrial Unit

 GF & FF - UB6

## Highlight Features

- ✓ 24 Hour Access
- ✓ Close to Tube Station
- ✓ Front and Back Access
- ✓ Goods Lift
- ✓ Great Transport Links
- ✓ On Site Parking

## Description

Well maintained warehouse unit to let in a sought-after Industrial Estate in Greenford. This property consists of ground floor space with goods lift to first floor warehouse and shared access to newly refurbished kitchen, shower, WCs and fire escape. Further benefits include parking, easy access for deliveries, loading and unloading, multiple racking - 2m and 4m in height, if required at no extra cost. If not needed it can also be cleared.

### **Location:**

Situated in Kelvin Industrial Estate, Long Drive, Greenford this unit is strategically located just off the A40 and within short drive to A406. Local area has great transport links for easy road access to Central London and surrounding areas. Greenford underground station is within 10 minute walk.

### **Accommodation:**

Ground floor with goods lift access: 500 sq ft (46 sq m)

First floor warehouse: 2,500 sq ft (232 sq m)

Total: 3,000 sq ft (278 sq m)

### **Terms:**

Available by a way of a new Full Repairing and Insuring lease (FRI) for a term to be negotiated at an annual rent of £36,000.

### **Usage:**

We believe the premises fall under Class B2 / B8 of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to

make their own enquiries with London Borough of Ealing council.

**Business rates:**

We believe the premises will qualify for relief but applicants are advised to make their own enquiries with London Borough of Ealing council.

**EPC:**

Energy performance rating: D

**Legal Costs:**

Each party to bear their own legal costs incurred in this transaction.

**Viewings:**

Strictly by an appointment via Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)