

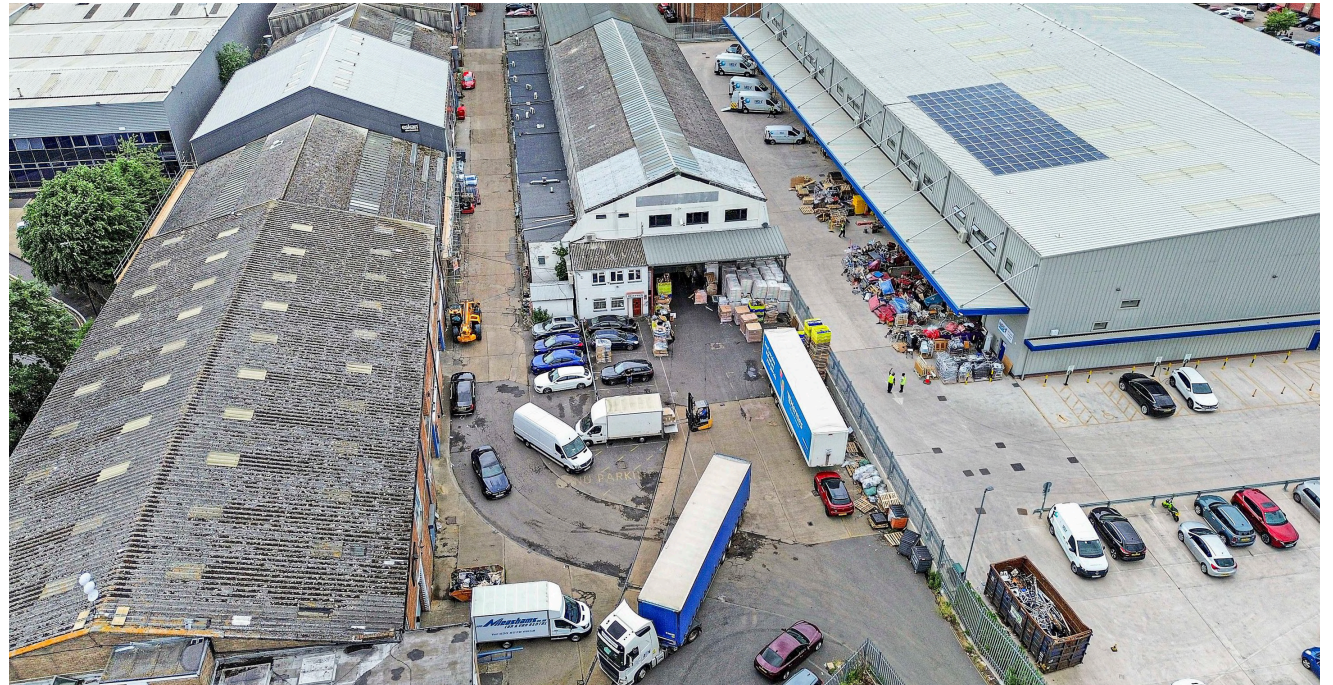
KELVIN INDUSTRIAL ESTATE

10 & 11 KELVIN INDUSTRIAL ESTATE
LONG DRIVE, GREENFORD
UB6 8WA

FOREST
REAL ESTATE

KELVIN INDUSTRIAL ESTATE

10-11
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LONG DRIVE, GREENFORD
UB6 8WA



SUMMARY

- To Let
- 20,631 ft2
- Open plan warehousing
- Private yard and parking
- 7.8m eaves height
- Two Loading Bays
- 400 meters from The A40 Western Avenue



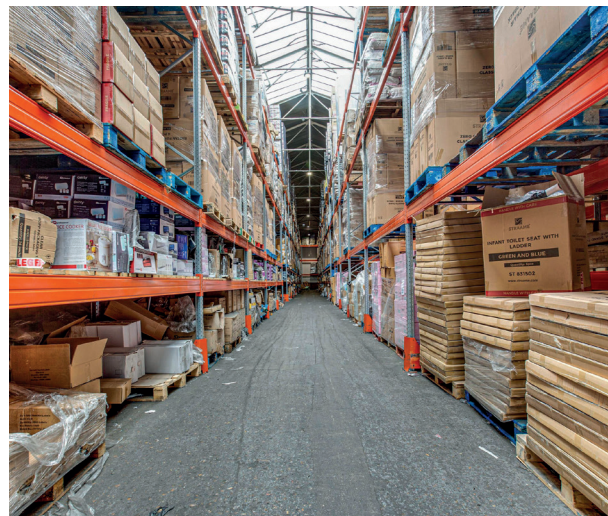


DESCRIPTION

10-11 Kelvin Industrial Estate is a rectangular shaped open plan warehouse that forms part of an established industrial estate.

The units were originally two separate properties that are now connected creating 20,631 ft² of warehousing with ancillary offices. The property sits on a site area of 0.68 acres.

Benefits include two loading bays, an eaves height of 7.8 metres, six WC's set across ground & second floors and a large forecourt yard.



LOCATION

Greenford is an ideal location for businesses seeking a strategic foothold in the heart of West London. With its advantageous position, excellent connectivity, and thriving business ecosystem, Greenford offers a dynamic environment that fosters success and facilitates growth.

Business-Friendly Infrastructure: Greenford offers a business-friendly infrastructure that supports the needs of diverse industries. The area provides a range of commercial spaces, from office complexes and industrial parks to retail centres and mixed-use developments. These facilities are designed to accommodate the requirements of businesses, offering modern amenities, ample parking, and accessibility features.

Proximity to Research and Innovation Centres: Greenford

TRANSPORT

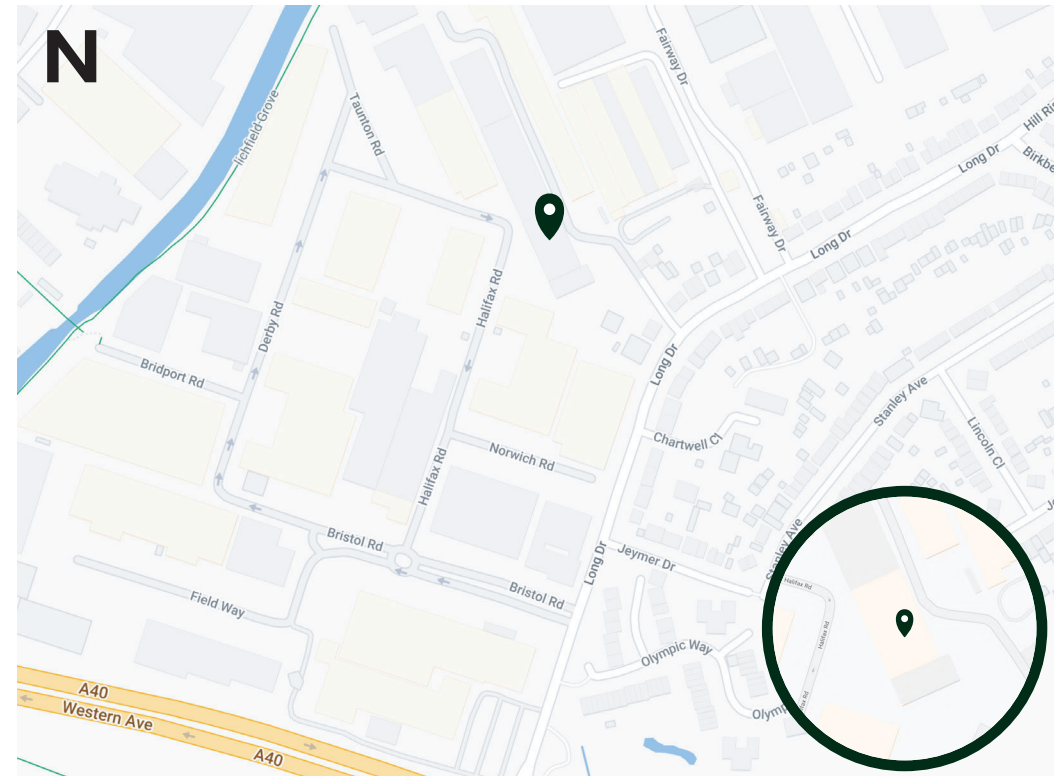
Greenford, a vibrant suburban area located in the London Borough of Ealing, offers a well-connected transportation network that ensures convenient travel for both businesses and residents. Whether you're commuting to work, exploring the area, or venturing into central London, Greenford provides various transportation options to meet your needs.

Train Services: Greenford benefits from its own railway station served by the Central Line on the London Underground network. The Central Line connects Greenford to key destinations such as Ealing Broadway, Oxford Circus, and Stratford, making it easy to access various parts of London. Trains operate at regular intervals throughout the day, ensuring a reliable mode of transport.

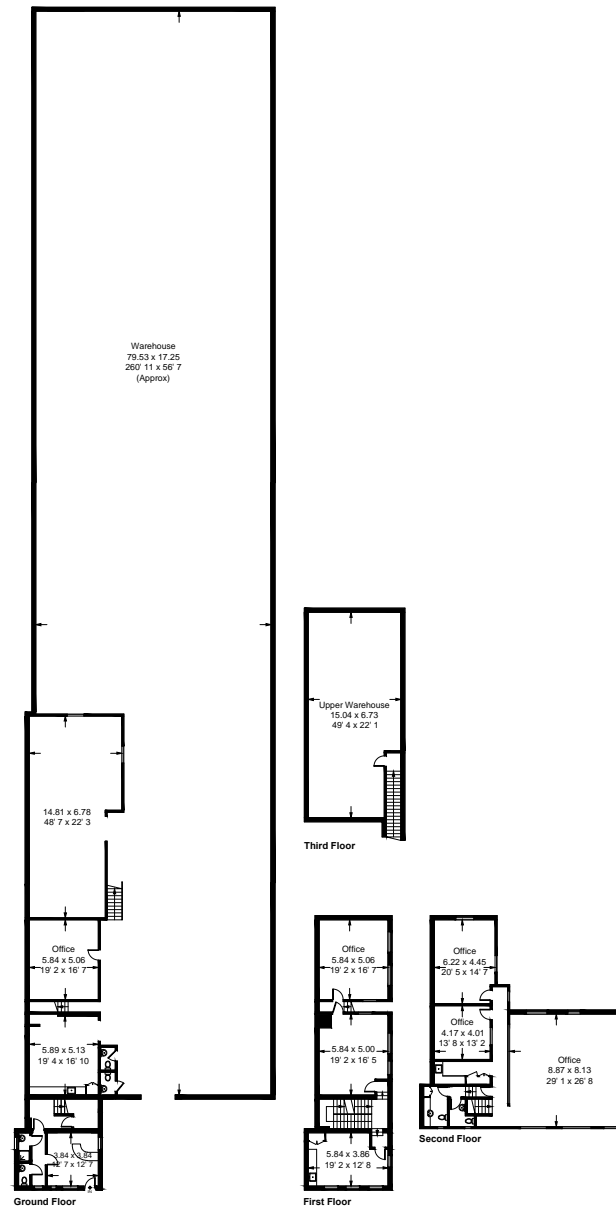
Bus Services: Greenford is well-served by a comprehensive bus network, offering numerous routes that connect the area to neighbouring towns and central London. The bus services are operated by Transport for London (TfL), ensuring frequent and reliable services. Buses provide a convenient and affordable way to navigate within Greenford and explore nearby areas.

Road Network: Greenford benefits from its proximity to major roadways, facilitating easy access to various destinations. The A40 Western Avenue runs just south of Greenford, connecting it to central London and the wider motorway network. Additionally, the A4127 (Greenford Road) and A4089 (Oldfield Lane) provide important local connections. Road transport offers flexibility for both local travel and commuting to surrounding areas.

Cycling and Walking: Greenford is committed to promoting sustainable transportation options, and the area offers numerous cycling paths and pedestrian-friendly routes. Cycling is a popular choice for short trips, and the local council has been actively working to improve cycling infrastructure and provide secure bike storage facilities.



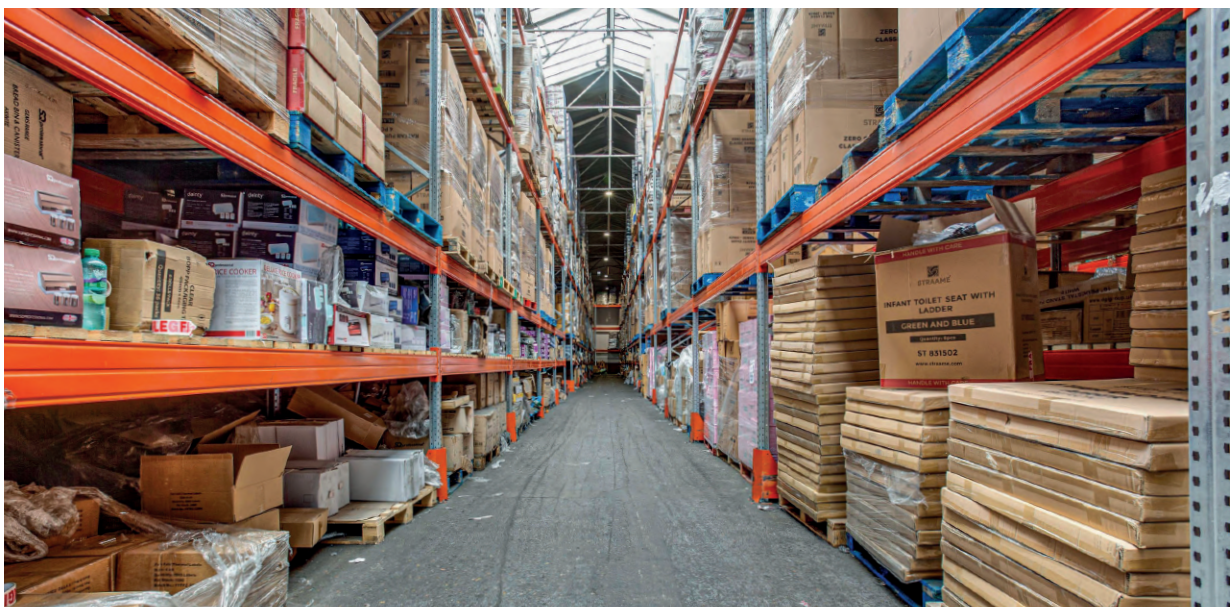
FLOORPLAN



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SITE PLAN





RENT

£309,465 per annum.

BUSINESS RATES

£63,488 per annum

SERVICE CHARGE

£0.50 ft².

VAT

The property has been elected for VAT.

EPC

Rating E.

CONTACT

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F O R E S T
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