

427 LONG DRIVE

GREENFORD, UB6 8UH

FOREST
REAL ESTATE

TO LET

34,508 SQ FT

Modern Warehouse With 11m Ceiling Height

Key Features

- Ceiling Heights of 11m
- 3 Phase Power
- Forecourt Loading
- On-site Security
- Concrete Flooring
- CCTV
- Open Plan Warehousing
- Ancillary Air Conditioned Offices
- 14 Allocated Parking Spaces
- Available Now

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Description

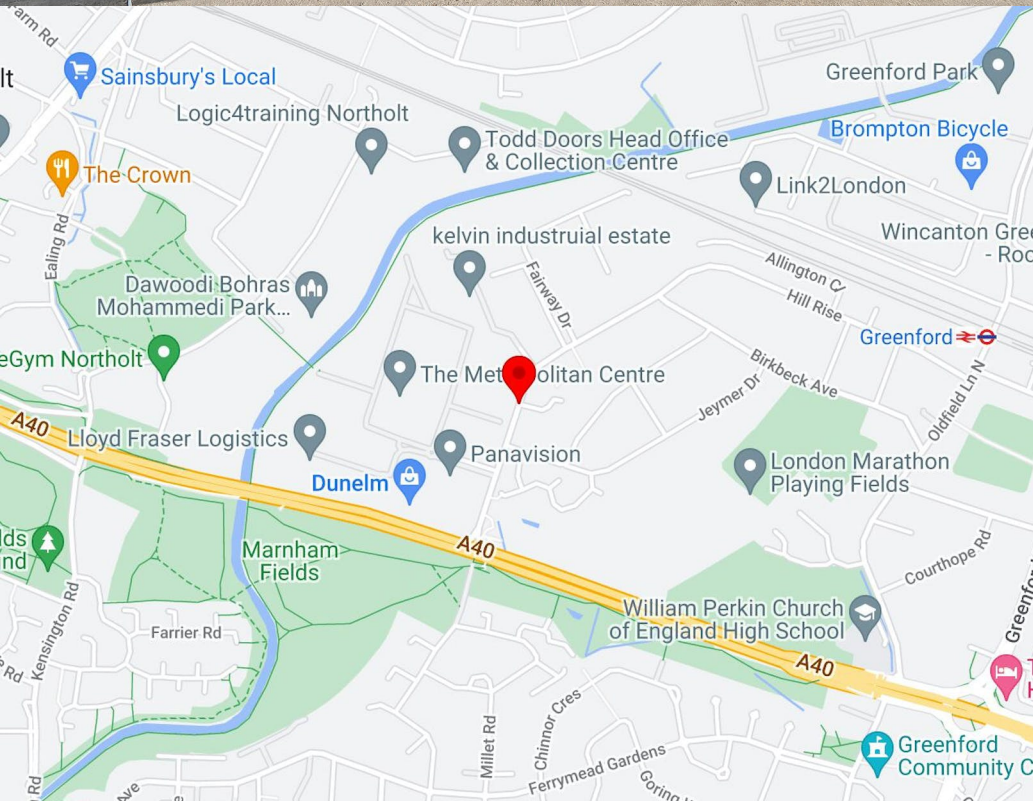
This expansive warehouse features a predominantly open-plan layout, accessible through two loading doors for convenient logistics. Internally, the unit boasts generous ceiling heights reaching up to 11 meters, concrete flooring, and the added advantage of 3-phase power infrastructure.

The first and second-floor office spaces present a versatile arrangement of open-plan areas and partitioned meeting rooms and offices, providing flexibility for various operational needs. These offices are equipped with air conditioning for a comfortable working environment, and multiple well-appointed WC facilities enhance convenience.

Externally, the property offers a substantial forecourt designed to facilitate the seamless loading and unloading of artic lorries. Furthermore, the premises include ample parking space, accommodating up to 14 vehicles, ensuring practicality and efficiency for both warehouse and office operations.

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.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	29,140	2,707.19
1st	1,668	154.96
2nd	4,060	377.19
Total	34,868	3,239.34

Lease	New Lease
Rent	£586,636 per annum
Rates	£81,500 per annum This is an estimate and should be used for guidance purposes only.
Service Charge	£20,119 per annum
VAT	Applicable
EPC	C (63)

Contact

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F O R E S T
R E A L E S T A T E

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