

Sun Mark Ltd

427 LONG DRIVE

GREENFORD, UB6 8UH

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FOREST  
REAL ESTATE

Sun Mark Ltd



Mark Limited  
100% FULFILLMENT

STOP  
LOOK  
5  
5

Sun Mark Limited





# TO LET

## 15,150 TO 34,496 SQ FT

### Modern Warehouse With 11m Ceiling Height - Can Be Sub-Divided

#### Key Features

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

**427 Long Drive**  
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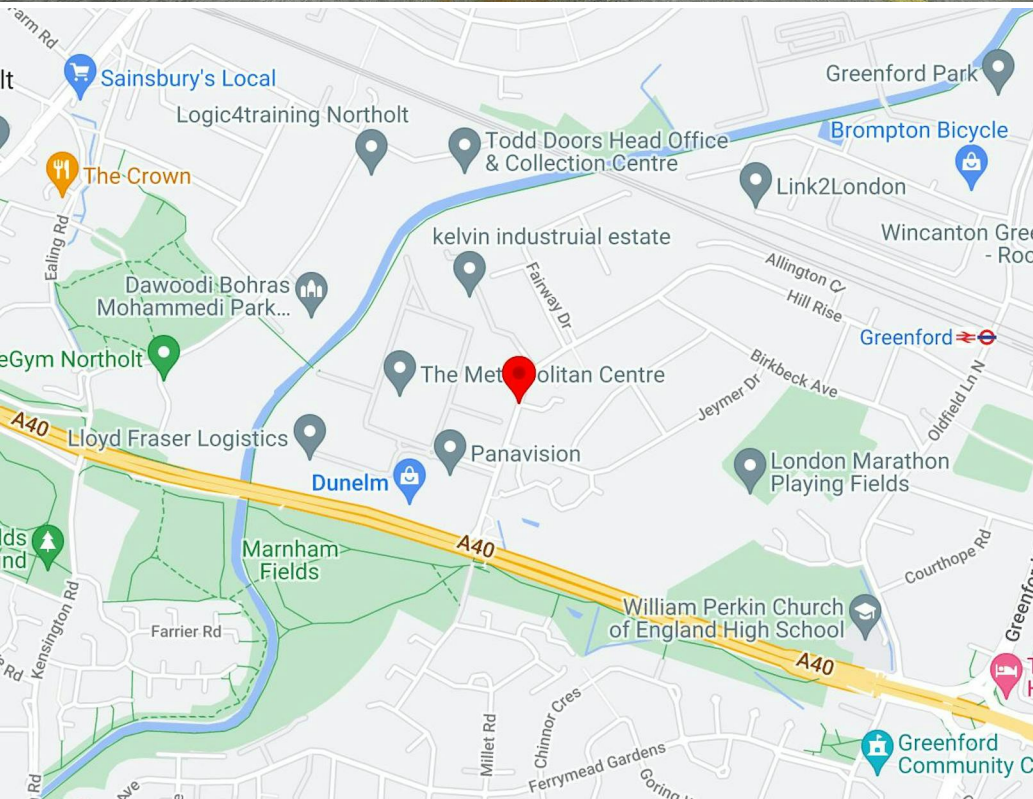
## Description

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.

The warehouse can be sub-divided to create two smaller units of 15,150 ft<sup>2</sup> and 19,436 ft<sup>2</sup>.



## 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	Rent	Availability
Unit - 1, 3 & 4	19,436	1,805.66	£319,209 /annum	Available
Unit - 5 & 6	15,150	1,407.48	£249,975 /annum	Available
Unit - 1-6	34,496	3,204.78	£569,184 /annum	Available

<b>Lease</b>	New Lease
<b>Rent</b>	£249,975 - £569,184 per annum
<b>Rates</b>	£2.50 per sq ft This is an estimate and should be guidance purposes only.
<b>Service Charge</b>	£0.60 per sq ft
<b>VAT</b>	Applicable
<b>EPC</b>	C (63)

# Contact

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