



Unit 1 Tera 40
AURIOL DRIVE, GREENFORD PARK, GREENFORD, LONDON, UB6 0TP

realest



TO LET

Detached Warehouse Unit with Large Secure Yard
Rare Mid-Box Logistics Unit in Core West London Prime Last Mile Location
61,624 sq ft (5,725 sq m)

Description

Constructed in approximately 2007, the property comprises a detached portal frame warehouse of steel, blockwork and profile metal clad elevations construction beneath a pitched UPVC box profile steel roof.

Specification

- 10m Underside Haunch, 10.5m Eaves
- 2 x Electric Level Access Loading Doors – 4m (w) x 4.7m (h)
- 8 x Electric Dock Level Loading Doors – 3.1m (w) x 3.2m (h)
- LED Lighting
- Gas Radiant Heaters
- Concrete Yard - 40m Yard Depth
- First Floor Offices including Suspended Ceilings with Recessed Lighting, Air Conditioning, Raised Floors
- 400kg Disabled Passenger Lift
- WC Facilities
- Separate Car Park with 39 spaces (including 7 disabled) plus 18 additional car spaces
- Rare Low Site Coverage for this area of London
- Steel Palisade Secure Fenced Yard
- Gatehouse to Front of Estate
- B1(c), B2 & B8 Use Classes
- EPC Rating – B47



Floor Area	Sq Ft	Sq M
Ground Floor includes offices and ancillary	56,529	5,251.7
First Floor Offices includes kitchen and cloakrooms	5,095	473.3
Total Floor Area (GEA)	61,624	5,725













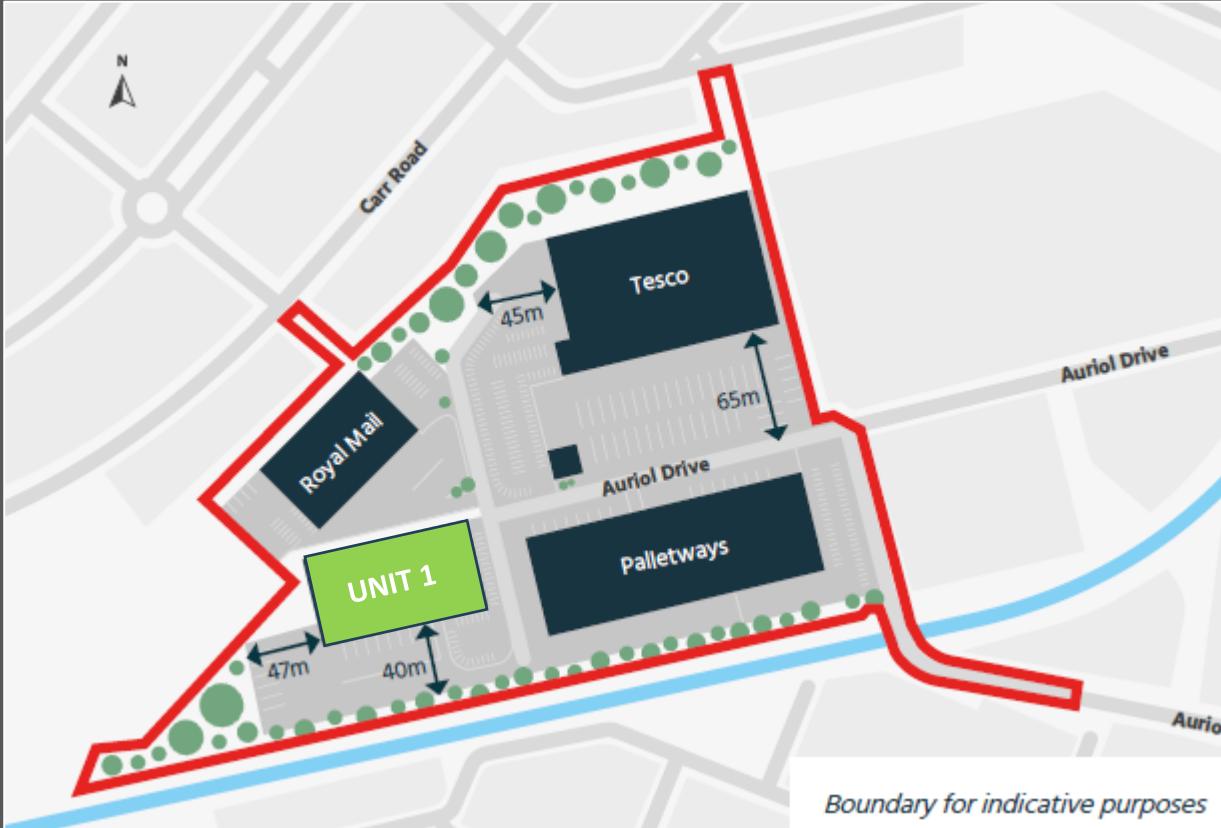




The Unit is located on Tera 40, a Mid-Box Logistics park in a core West London prime last-mile location.







Situation

The property is situated within the London Borough of Ealing. The borough provides a strong workforce, with a population of 367,100. The borough provides access to a cheap labour supply, with the average hourly wage of £16.80, in line with the UK average and below the London average of £21.19.

The estate is situated on Auriol Drive, forming part of a well established industrial hub. Key occupiers on the wider estate include DHL, Pilgrims Food Masters, GXO, Wealmoor, Booker Ltd and Sainsbury's.

Connectivity



Central London



A40



M25 Junction 16



M40 Junction 1



M4 Junction 3



North Circular (A406)



Greenford (Central Line and Overground)



Sudbury Hill (Piccadilly line)



Northolt Park (Overground)



Heathrow

Distance	Drive Time
11 miles	30 mins
Distance	Drive Time
0.9 miles	4 mins
M25 Junction 16	9.2 miles
M40 Junction 1	7.0 miles
M4 Junction 3	6.0 miles
North Circular (A406)	3.4 miles
Distance	Drive Time
Greenford (Central Line and Overground)	0.5 miles
Sudbury Hill (Piccadilly line)	1.2 miles
Northolt Park (Overground)	1.8 miles
Distance	Drive Time
Heathrow	9.6 miles

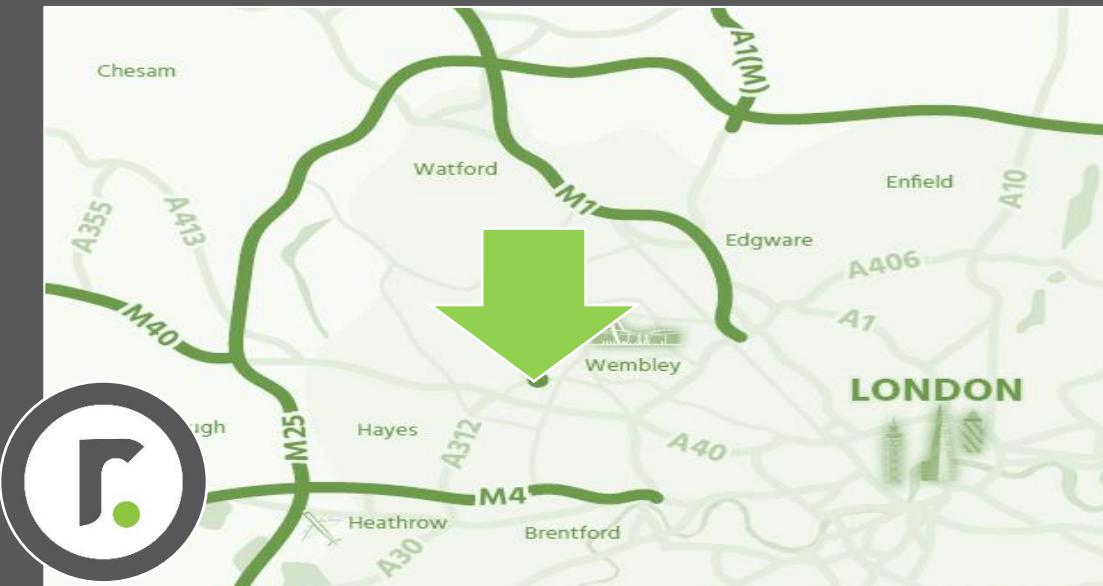
Location

Greenford Park is a secure estate with 24/7 onsite security, CCTV and Gatehouse.

Greenford is a key urban logistics location in North West London. Situated within close proximity of the A40 providing fast access into Central London to the East and the M40 and wider motorway network to the West.

There are strong transport links, Greenford underground station being only a 10 minute walk providing TfL Central Line services.

Auriol Drive is strategically placed as an urban logistics location, with a population of 1.06 million people within a 15 minute drive time, providing access to both labour supply and potential customers for occupiers. London's West End, with around 1 million workers, is just 11 miles away.



Key Drive Times

A406 (North Circular)
3.6 miles / 10 mins



M25
9.2 miles / 16 mins

M4
8.0 miles / 14 mins

Heathrow Airport
9.6 miles / 20 mins



Luton Airport
34 miles / 1 hr

London City Airport
21 miles / 1 hr

City of London
13 miles / 45 mins

London's West End
11 miles / 30 mins

Birmingham
116 miles / 1 hr 50 mins



Terms

The premises are available to let on an FRI lease dated 3 January 2018 for a term of 15 years, expiring 2 January 2033. The lease is subject to 5 yearly rent reviews.

Rent on application.

Business Rates

Warehouse & Premises £605,000 from 1 April 2023. All enquiries to Ealing Council.
<https://www.gov.uk/find-business-rates>



Unit 1 Tera 40, Auriol Drive, Greenford, London

SAT NAV: UB6 0TP

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield

Realest

07901 558730

adrian.whitfield@realest.uk.com

Lauren Udall

Realest

07799 623239

lauren.udall@realest.uk.com



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

