



428 LONG DRIVE

GREENFORD, UB6 8UH

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FOREST  
REAL ESTATE



# TO LET

## 55,000 SQ FT

Newly refurbished industrial unit with a private undercroft yard.

### Key Features

- Newly Refurbished
- Open Plan Warehouse
- 5 Loading Doors
- Passenger Lift
- On-site Security
- Newly Built Offices
- Undercroft Yard
- 3 Phase Power
- Concrete Flooring
- 18 parking spaces

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## Description

This newly refurbished warehouse features an open-plan layout, accessible through five loading doors for convenient logistics. Internally, the unit boasts clear eaves heights, concrete flooring, and the added advantage of 3-phase power infrastructure.

The second-floor office spaces are newly constructed, consisting of an open plan layout with ancillary private offices, meeting rooms and boardroom. These offices are equipped with air conditioning for a comfortable working environment, and multiple well-appointed WC facilities enhance convenience.

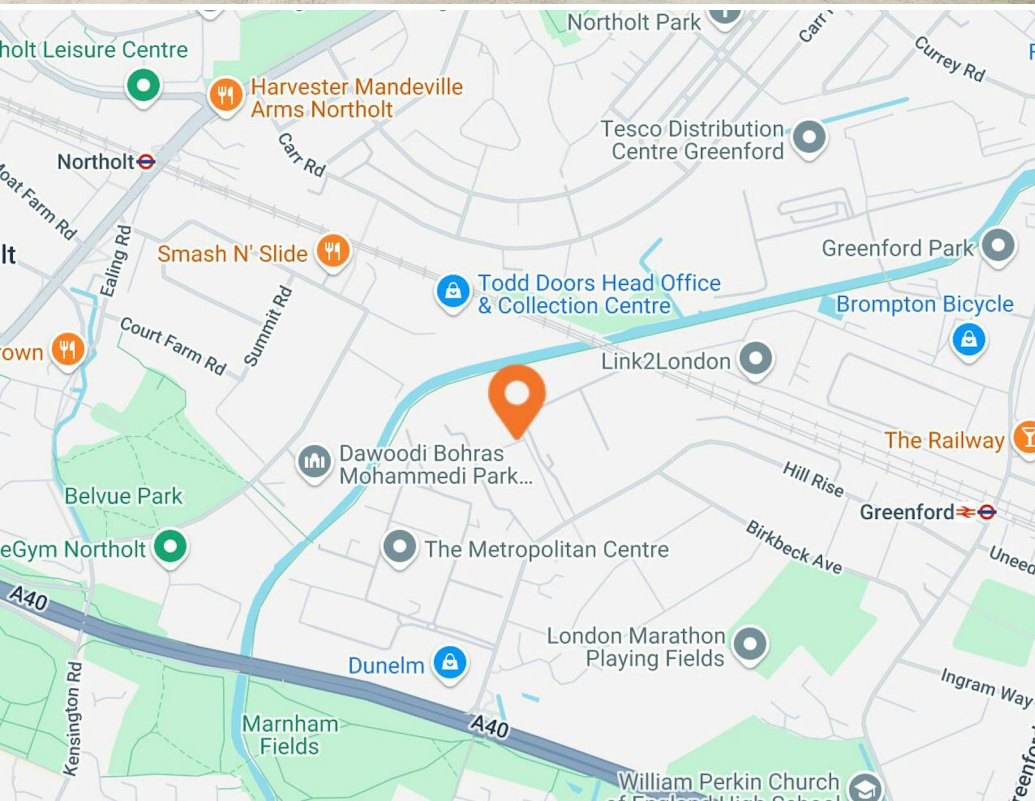
Externally, the property offers a substantial undercroft forecourt designed to facilitate the seamless loading and unloading of artic lorries.

Furthermore, the premises include ample parking space accommodating up to 18 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.

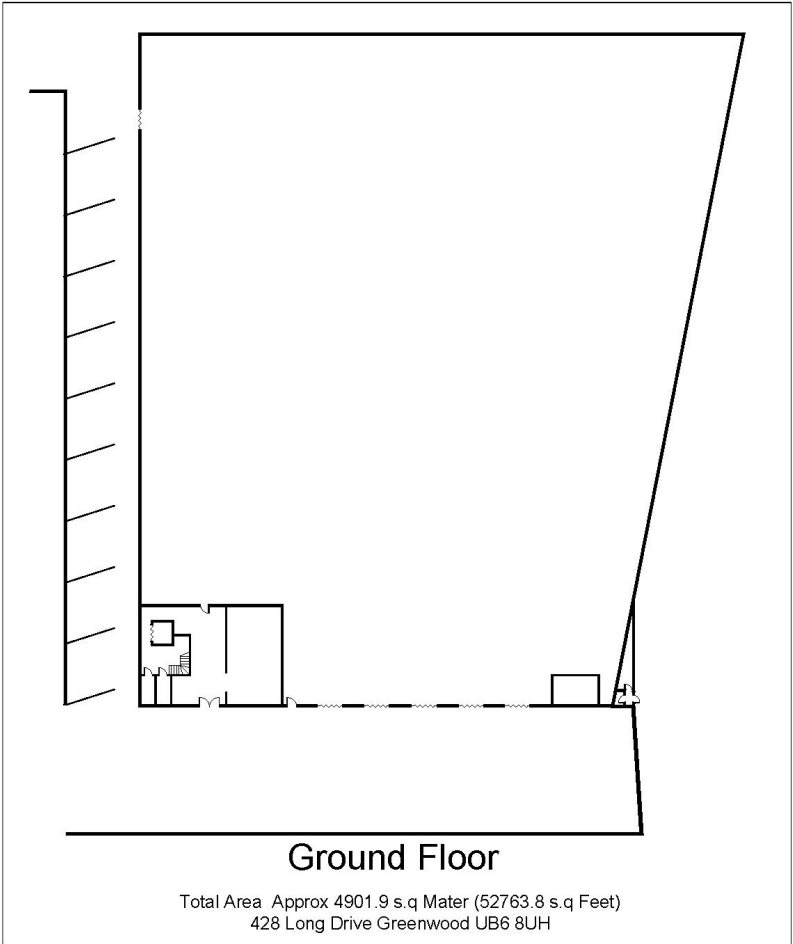
Greenford Underground Station (Central Line) is within a 15 minute walk.











# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	55,000	5,109.67
Total	55,000	5,109.67
Lease	New Lease	
Rent	£15 per sq ft	
Rates	Tenant to make their own enquiries to the London Borough of Ealing.	
Service Charge	To be confirmed.	
VAT	Applicable	
EPC	On application	

# Contact

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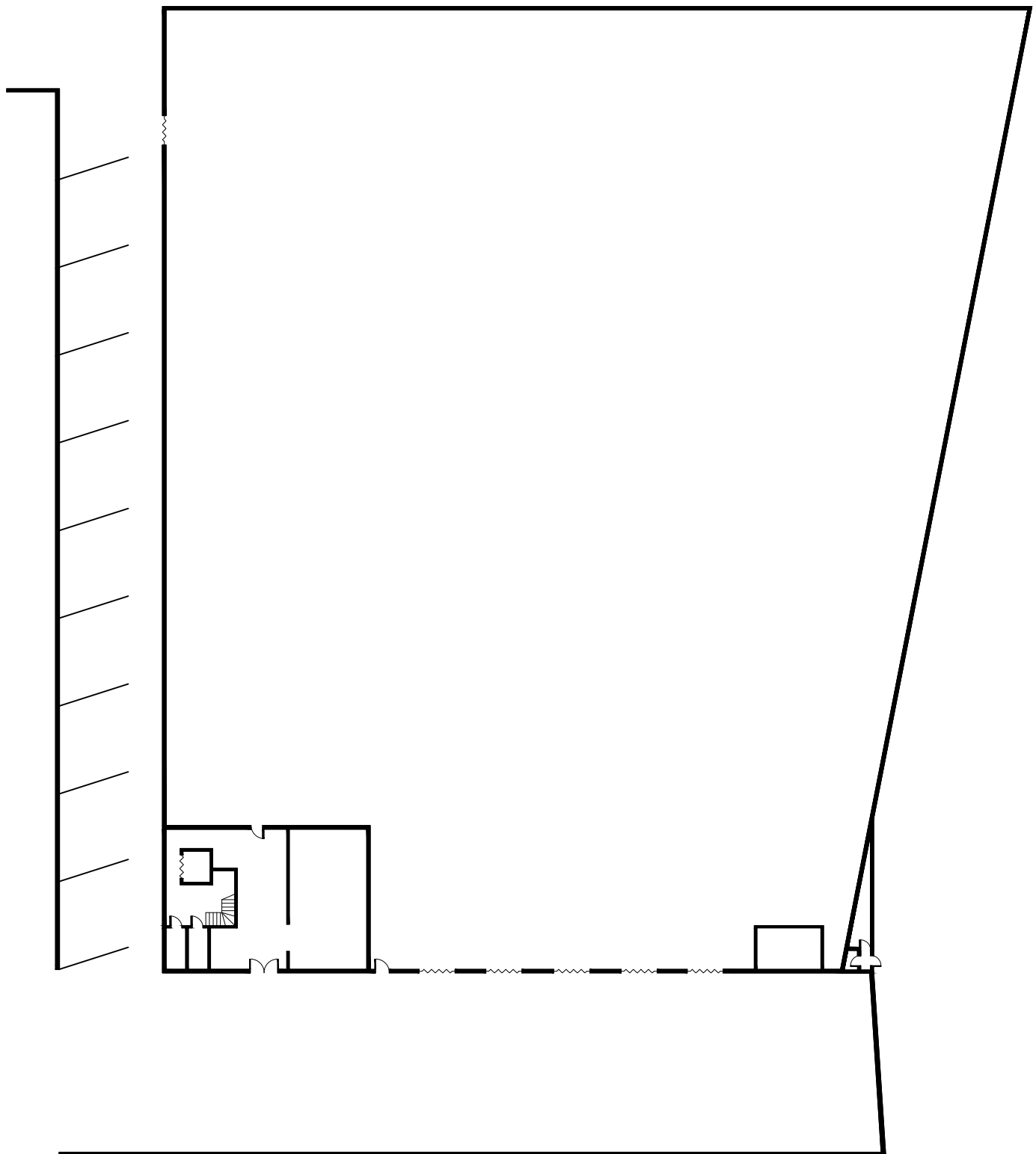
**London Industrial Team**  
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**Hertfordshire Team**  
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F O R E S T  
R E A L E S T A T E



## Ground Floor

Total Area Approx 4901.9 s.q Meter (52763.8 s.q Feet)  
428 Long Drive Greenwood UB6 8UH



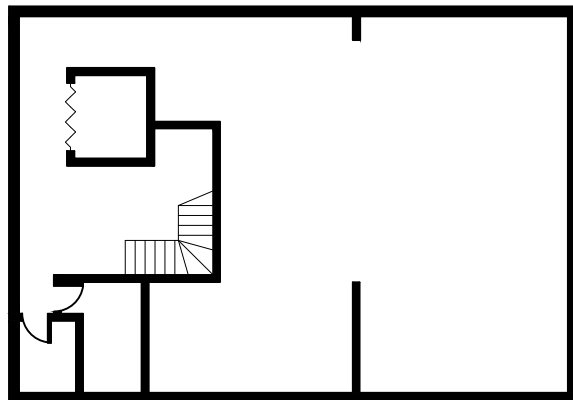
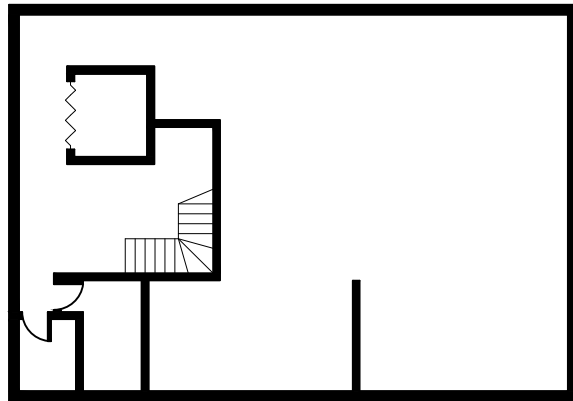
A detailed architectural floor plan for the ground floor parking area. The plan shows a large rectangular parking lot with a row of ten parking spaces along the top edge. To the right of the parking lot is a building structure. The building has a long, narrow section on the right and a smaller, more complex section at the bottom right. The smaller section contains a staircase and several small rooms. The parking lot is labeled 'Ground Floor Parking' in the center.

Ground Floor  
Parking

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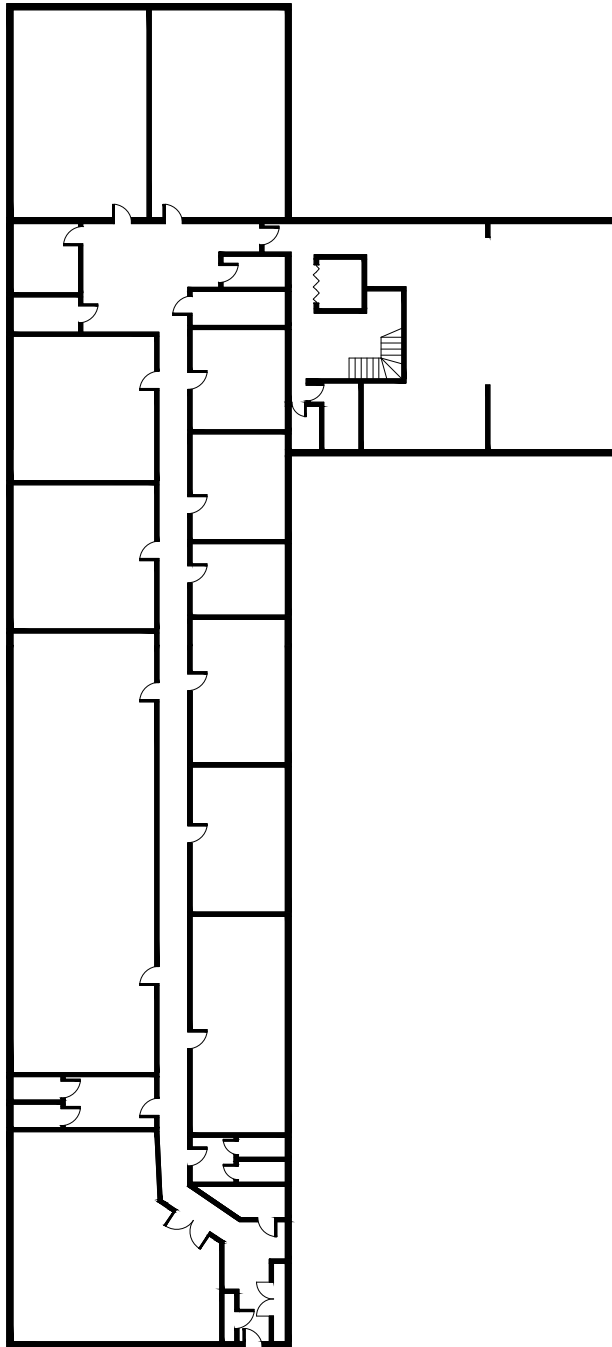


# First Floor



# Third Floor

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## Second Floor

Total Area Approx 1092.7 s.q Meter (11761.8 s.q Feet)  
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