



Unit C & H

Kelvin Industrial Estate, Long Drive, Greenford, UB6 8GB

TO LET

Industrial / Warehouse unit in Greenford.

5,737 to 19,896 sq ft

(532.98 to 1,848.40 sq m)

- 3 Phase Power
- Allocated Parking Spaces
- Electrically operated roller shutter door
- Fitted offices
- Loading Bay
- EPC available on request

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - C	5,737	532.98	Available
Unit - H	14,159	1,315.41	Available
Total	19,896	1,848.39	

Description

The unit is a steel portal frame constructed, industrial/distribution facility, benefiting from a prominent West London location. Access to the open-plan warehouse area is available via a full height electric surface level loading door. The warehouse also benefits from 3 phase power and gas. Ground and first floor ancillary office accommodation is situated to the front of the property. Ample, designated car parking is available to the front and side elevations.

Location

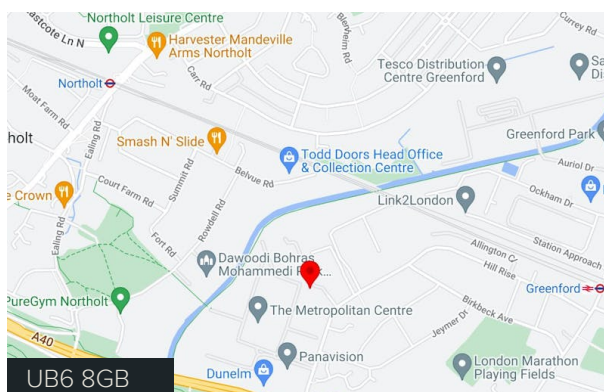
Greenford is an ideal location for businesses seeking a strategic foothold in the heart of West London. With its advantageous position, excellent connectivity, and thriving business ecosystem, Greenford offers a dynamic environment that fosters success and facilitates growth. Business-Friendly Infrastructure: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

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.



Summary

Available Size	5,737 to 19,896 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Viewing & Further Information



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