



## WEST LONDON BUSINESS PARK

Long Drive, Greenford, UB6 8UH

West London Business Park is a new exciting development of 10  
warehouse/industrial units

5,575 TO 59,939 SQ FT

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# Summary

Available Size	5,575 to 59,939 sq ft
Rent	£17 per sq ft
Service Charge	£0.50 per sq ft
EPC Rating	Upon Enquiry

# Key Features

- Ceiling heights of 9.7m
- Super Fast Fibre Connectivity
- 50Kn/m2 floor loading
- 4.5m x 5m electric loading doors
- 3 phase power (69kVA) and capped gas supplies
- Electric Car Charge Points
- Cycle storage

# Description

West London Business Park is a new development of 10 warehouse/industrial units. The units have been finished to the highest specification and can be let individually or combined to create multiple open plan units.

Set within a secure environment with 24 hour security and CCTV. There are WC's and tea points to both ground and mezzanine floors. The mezzanine floors benefit from windows to both the warehouse and outside.

# Location

West London Business Park is located with direct access to Central London to the East. The park 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.

# Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Availability
Unit - 1	6,033	560.48	£102,561 per annum	Available
Unit - 2	6,063	563.27	£103,071 per annum	Available
Unit - 3	6,057	562.71	£102,969 per annum	Available
Unit - 4	6,079	564.76	£103,343 per annum	Available
Unit - 5	5,840	542.55	£99,280 per annum	Available
Unit - 6	6,081	564.94	£103,377 per annum	Available
Unit - 7	5,575	517.93	£94,775 per annum	Available
Unit - 8	6,077	564.57	£103,309 per annum	Available
Unit - 9	6,067	563.64	£103,139 per annum	Available
Unit - 10	6,067	563.64	£103,139 per annum	Available
Total	59,939	5,568.52		

# Terms

The properties are available on New Full Repairing and Insuring Lease.

# Planning

B1(c), B2 and B8 (Warehouse and industrial) uses with no hours of use restriction.



# Viewing & Further Information

**Zach Forest**

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# CONNECT WITH US

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# Video

- Virtual Tour - <https://storage.net-fs.com/hosting/7034066/0/>











