



INDUSTRIAL TO LET | 15,150 TO 34,496 SQ FT
427 LONG DRIVE, GREENFORD, UB6 8UH



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MODERN HIGH BAY WAREHOUSE WITH 11M CEILINGS HEIGHTS AT AN ECONOMICAL RENT OF £15 PSF EXCLUSIVE

- 11m ceiling height
- Excellent forecourt loading area / parking
- 14 allocated spaces (subject to the amount of space taken)
- Air-conditioned offices
- Versatile open plan warehouse
- 2x full height electric roller shutters
- Covered loading bay
- 3 phase power
- 15 minute walk to Greenford Station (Central Line & Great Western Rail)



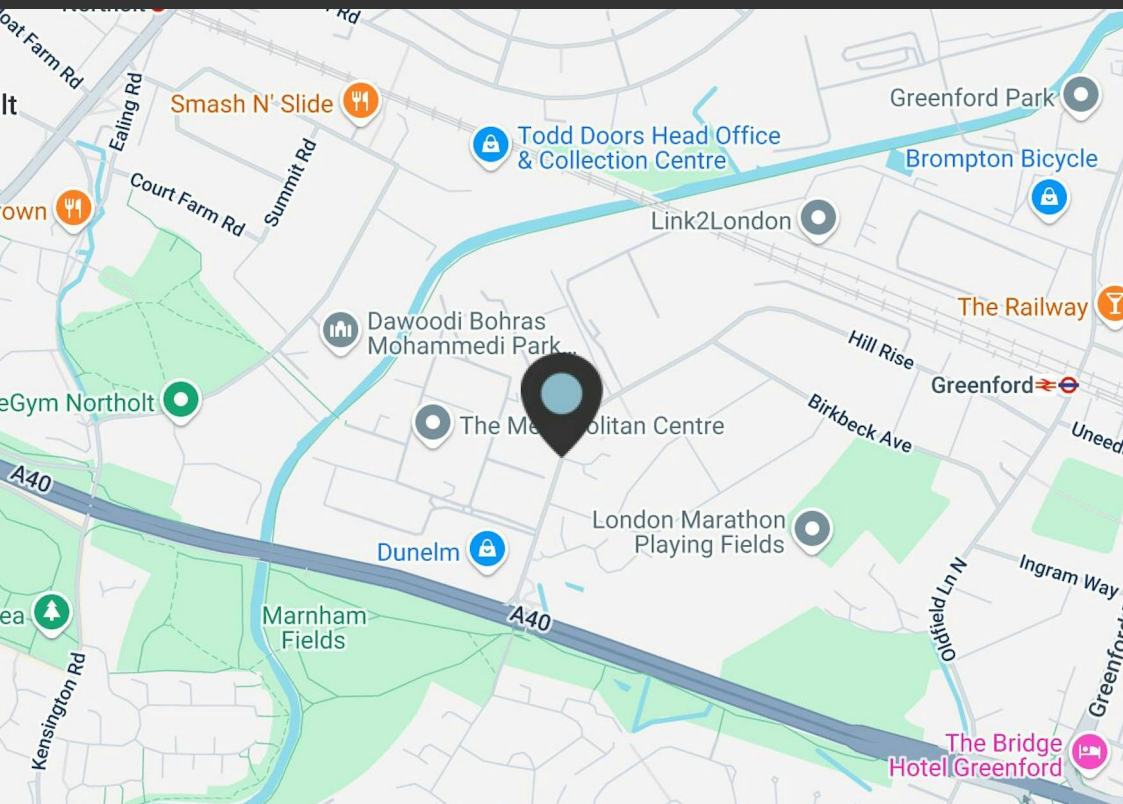
DESCRIPTION

Modern Industrial/Warehouse Premises – 15,150 ft² and 19,436 ft²

High-specification industrial/warehouse units, offering generous internal clear heights of up to 11 meters. The warehouse areas benefit from reinforced concrete flooring, excellent natural light through translucent roof panels, energy-efficient LED lighting, a 3-phase power supply, a foreman's/delivery office next to the shutters. Access is provided via two full-height electric roller shutter doors, with covered loading canopies and a spacious forecourt offering ample parking and loading facilities.

The office accommodation is well presented and arranged over the first and second floors. It comprises a combination of open-plan office space, private offices, meeting rooms, and ancillary staff facilities, including kitchens and W/Cs.

These premises are available for immediate occupation and are ideally suited to a range of industrial, storage, and distribution uses.



LOCATION

West London Business Park commands a strategic position in Greenford in a modern estate just off Long Drive. The location is less than a minutes drive from the A40 and one junction from Hanger Lane.

Greenford Underground Station (Central Line and Great Western Railway) is a 15 minute walk away as well as a number of local bus routes servicing the local and wider area.



AVAILABILITY

| Name | sq ft | sq m | Availability |
|------------------|--------|----------|--------------|
| Ground - 1,3 & 4 | 19,436 | 1,805.66 | Available |
| Ground - 5 & 6 | 15,150 | 1,407.48 | Available |
| Ground - 1-6 | 34,496 | 3,204.78 | Available |

RENT

£15 per sq ft

RATES & CHARGES

Service charge: £0.60 per sq ft

TERMS

A new lease for a term by arrangement.

EPC

C

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 26/06/2025



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