

Lyon Way, Greenford, London UB6 0BN

£7,875 Per Calendar Month



KEY FEATURES:

- Newly Built Unit
- Excellent Location
- Excellent Transport Links
- 3 Phase Electrics
- 3 Floor Unit
- Double Glazed Windows
- Area: 6,000sqft
- Available 1st March 2023
- Bills Included

Churchill & Mathesons presents this newly built warehouse / light industrial / office unit to let. Located at the heart of Greenford, this industrial unit is comprised of three floors, measuring 2,000sqft each - thus having a total area of 6,000sqft.

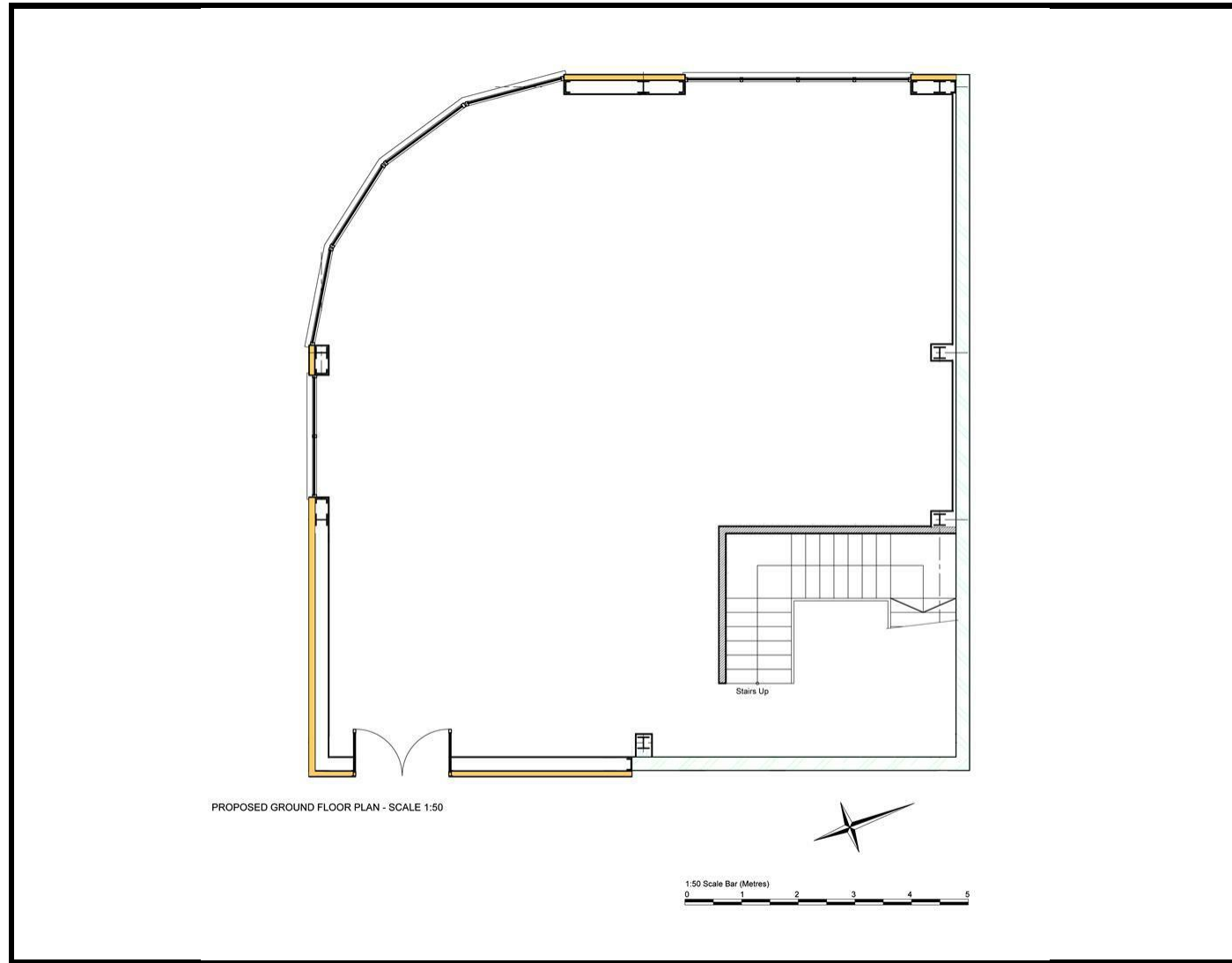
Unit Specifications:

- All bills included (including business rates), except for electricity and broadband.
- Ceiling height of 2.5m (Ceiling height on ground floor is slightly higher)
- Concrete staircase
- 3 phase electrics
- Double glazed windows
- Double doors
- Maximum floor load is 300kg/m²
- Total area of 6,000sqft

The unit benefits from being closely situated to Greenford underground station (serving the Central Line) and easy access to the A40.

Available in 1st March 2023.

A range of uses will be considered, for more information please enquire within.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.