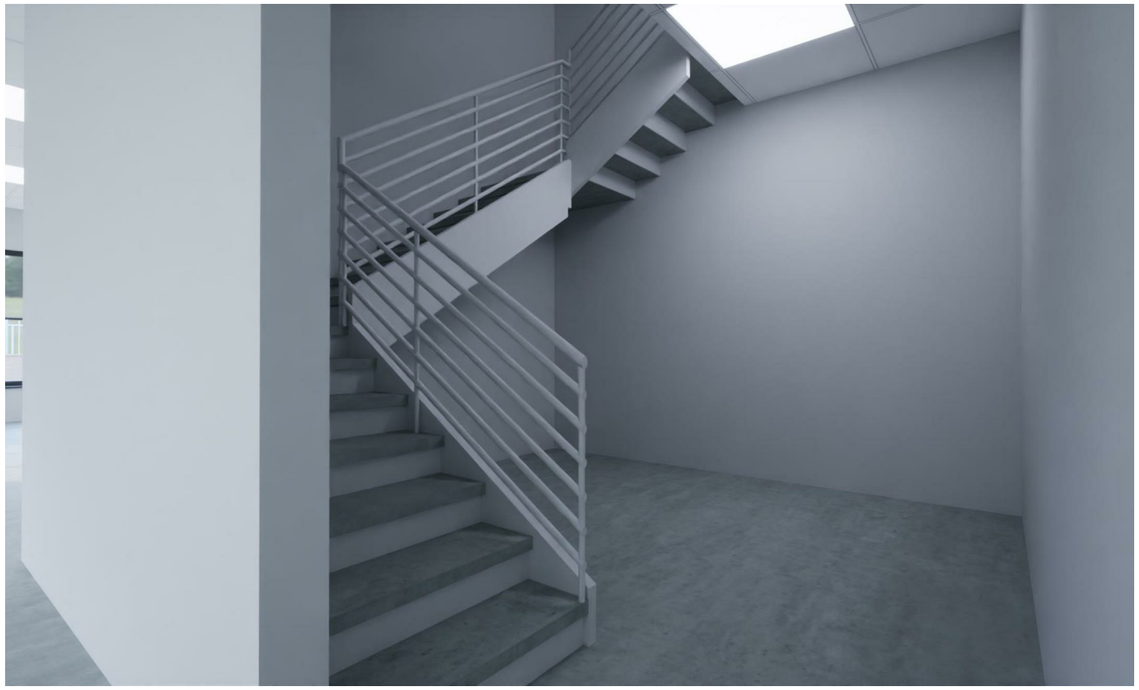


18 Old Oak Common Lane
Acton
London
W3 7EL
T: 020 8749 9798
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill&Mathesons

Lyon Way, Greenford, London UB6 0BN

£2,916 Per Calendar Month

KEY FEATURES:

- New Build Office Block
- Excellent Location
- Excellent Transport Links
- Most Bills Included
- 3 Phase Electricity
- Double Glazed Windows
- Area: 2,000sqft
- Available in March 2023

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

We have three offices available, each measuring 2000sqft each - ground, first and second floors.

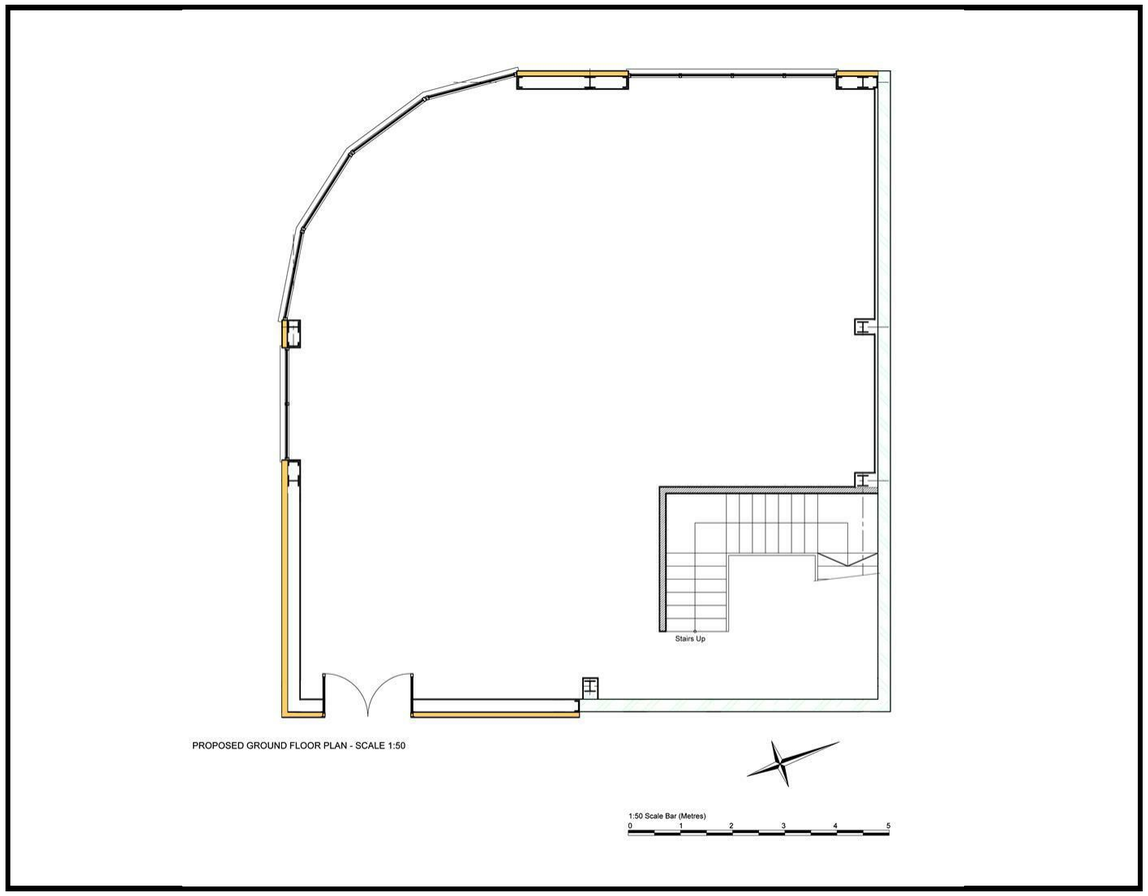
Unit Specifications:

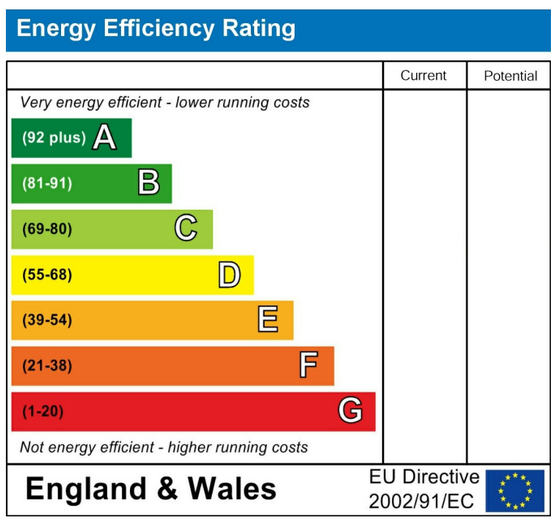
- All bills included (including business rates), except for electricity and broadband.
- Ceiling height of 2.5m (Ceiling height on ground floor is slightly higher)
- Concrete staircase
- 3 phase electrics
- Double glazed windows
- Double doors
- Maximum floor load is 300kg/m2

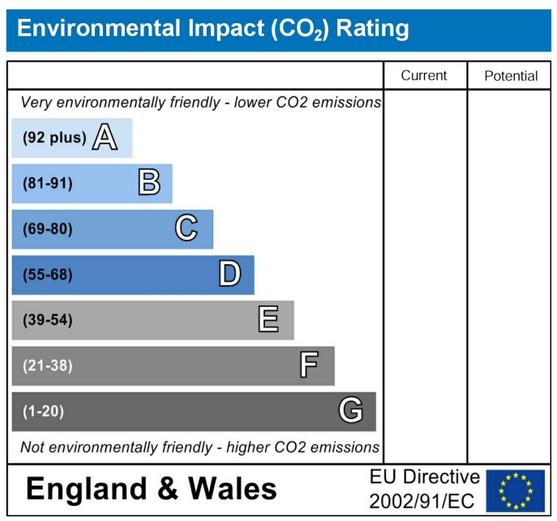
The unit benefits from being closely situated to Greenford underground station (serving the Central Line) and easy access to the A40.

Available in 1st March 2023.

Please enquire within for more information.







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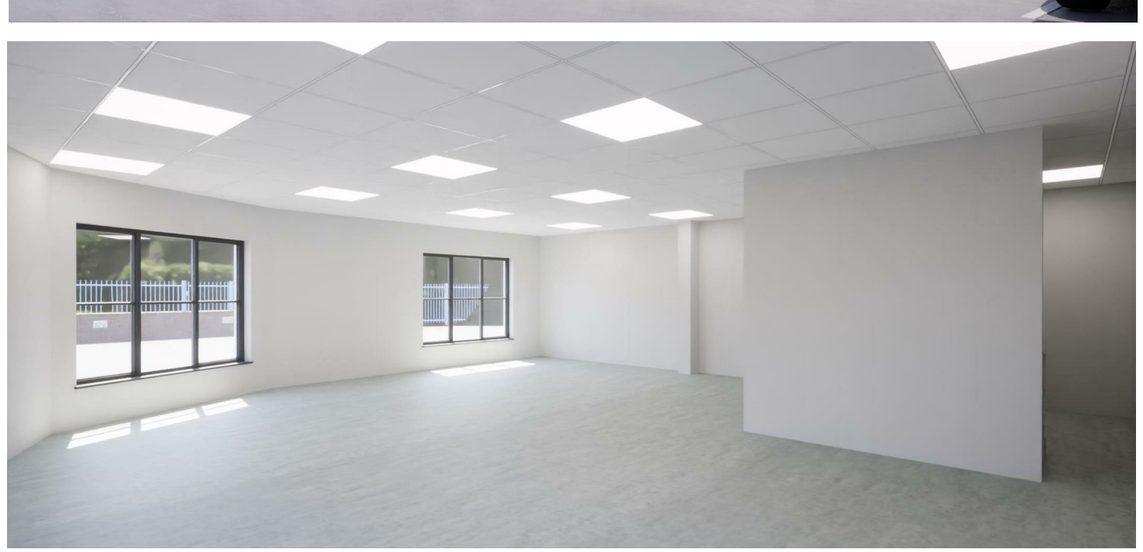

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

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.