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www.churchillmathesons.com



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Churchill & Mathesons

Long Drive, Greenford, London UB6 8WA

£74,250 Per Annum



KEY FEATURES:

- Excellent Location
- Excellent Transport Links
- Available Now
- Area of 4,500sqft
- Concrete Floors
- Goods Lift
- 4/5 Parking Spaces

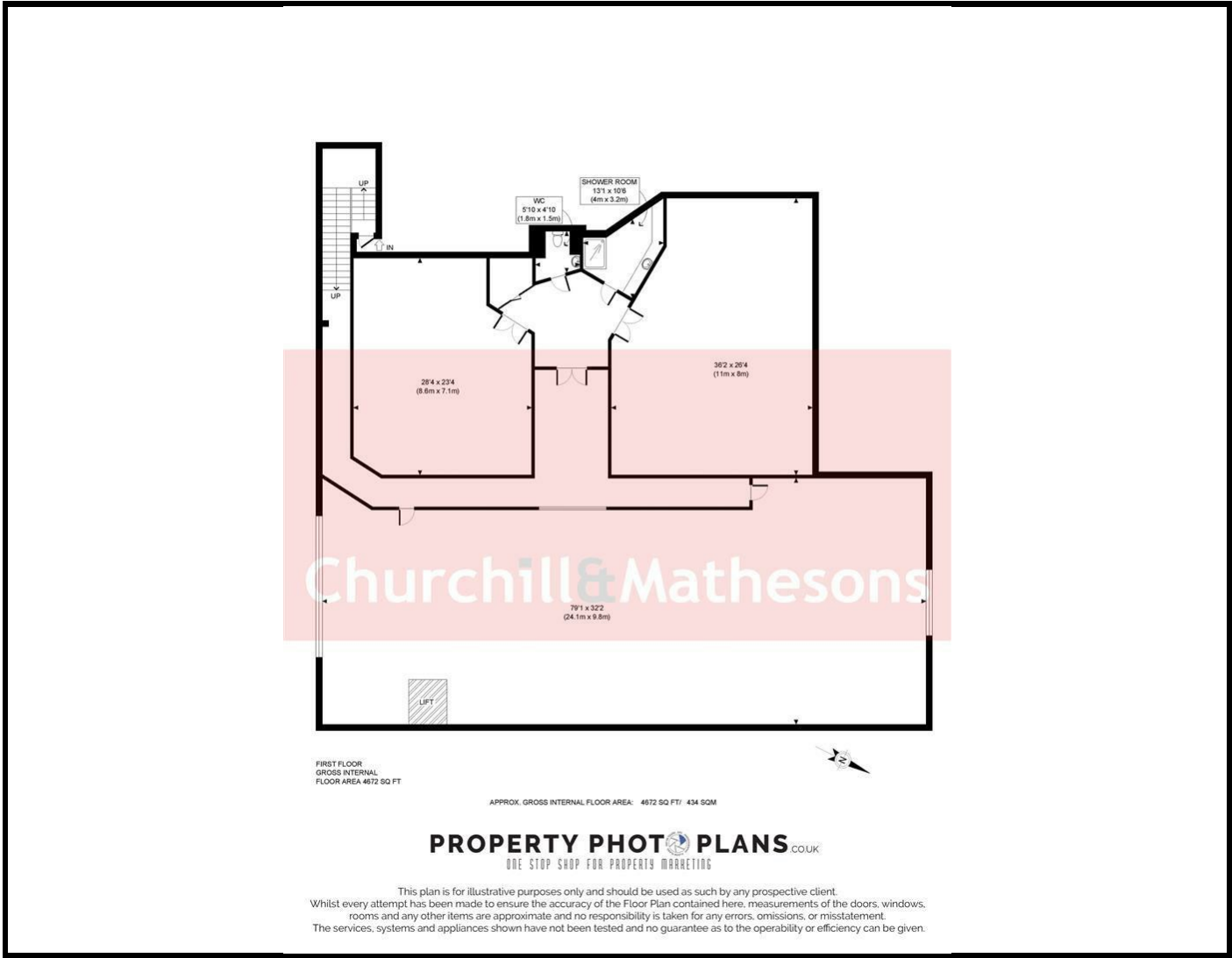
Churchill & Mathesons presents this industrial unit, located at the Kelvin Industrial Estate in the heart of Greenford.

The Kelvin Industrial Estate is home to many big businesses, such as Dulux and Lavazza. Greenford is becoming ever more regenerated, thus making the area more attractive to business owners.

This unit benefits greatly from its specifications:

- Goods Lift
- Dedicated Office Area
- Separate IT Room
- Concrete Floors
- High Ceilings
- 4/5 Parking Spaces
- Easy A40 Access
- 10 Min Walk From Greenford Station

Please enquire within for more information.



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 (CO ₂) 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.