

GREENFORD, UB6 8WA 1 KELVIN INDUSTRIAL ESTATE LONG DRIVE



- OFFICES TO LET
- 1,060 - 2,687 SQ FT
- MINUTES FROM A40
- PARKING

VDBM

Chartered Surveyors

30A Green Lane
Northwood
Middlesex
HA6 2QB

Tel: 01923 845222

Email: property@vdbm.co.uk

Web: www.vdbm.co.uk

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LOCATION

Very conveniently situated a couple of minutes' from the A40.

DESCRIPTION

Attractive first floor offices with very good natural light. Own kitchen and WCs plus parking for 4 cars.

Potential to be split.

ACCOMMODATION

Front office	1,627 sq ft
Rear office	<u>1,060 sq ft</u>
Total	2,687sq ft

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£17.00 per sq ft

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £TBA
Rates payable £ (2020/2021)

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D(91).

VIEWING

Strictly by appointment through VDBM on 01923 845222

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**