

## 2A KELVIN INDUSTRIAL ESTATE LONG DRIVE GREENFORD UB6 8WA



- **WAREHOUSE TO LET**
- **7,200 SQ FT PLUS MEZZANINE STORAGE (TOTAL 10,000 SQ FT)**
- **MINUTES FROM A40**
- **RENT £85,000 PAX**
- **NEW LEASE**

VDBM

Chartered Surveyors

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### LOCATION

The property is an established business location a couple of minutes from the A40.

### DESCRIPTION

The building has a full height of about 15'3" (4.65m) with a large loading door to a front forecourt. There is a large mezzanine floor over part of the building.

There is a large kitchen and ancillary offices.

### ACCOMMODATION

Main Area	4,400 sq ft
Under Mezzanine	2,800 sq ft
On Mezzanine	<u>2,800 sq ft</u>

Total 10,000 sq ft

The mezzanine varies from 4'9" to 6'10" (1.45m to 2.08m).

### TERMS

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

### RENT

£85,000 per annum exclusive

### RATES

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

Rateable value £48,000  
Rates payable £23,368 (2020/21)

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 Joint Sole Agent David Wilson on 0208 423 5933 or VDBM on 01923 845222.

**DRAFT DETAILS AWAITING  
CLIENT APPROVAL**