

## VDBM

**Chartered Surveyors** 

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# 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

## **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	2,800 sq ft

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

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents 'VDBM' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.