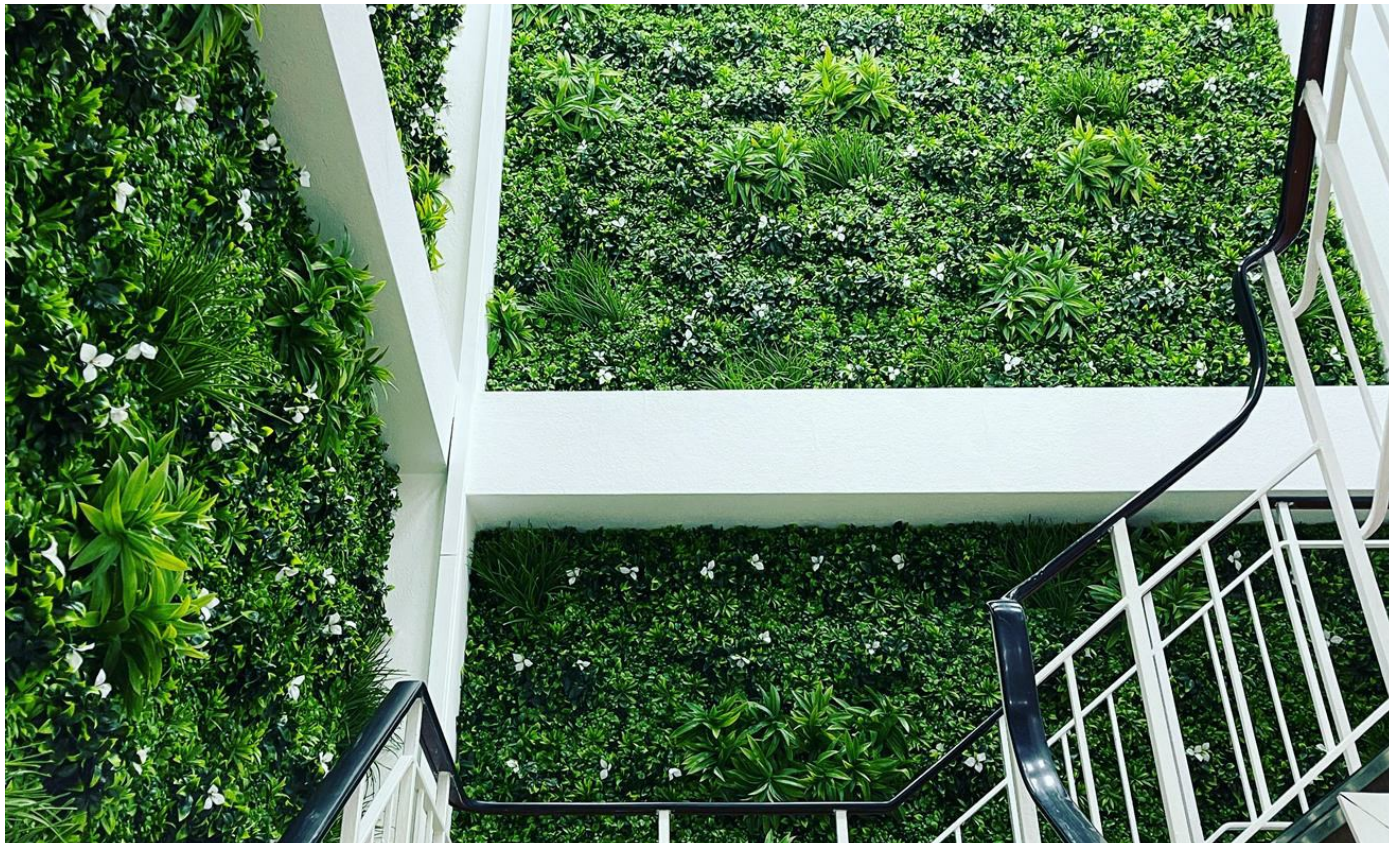




8 Lyon Way, Greenford, London UB6 0BN

£1,300 Per Calendar Month



#### KEY FEATURES:

- Available in October 2023
- Excellent Location
- 24-Hour Access
- All bills included
- CCTV
- Secure location and building
- Close by local amenities
- Close to Central Line underground station
- Parking Available

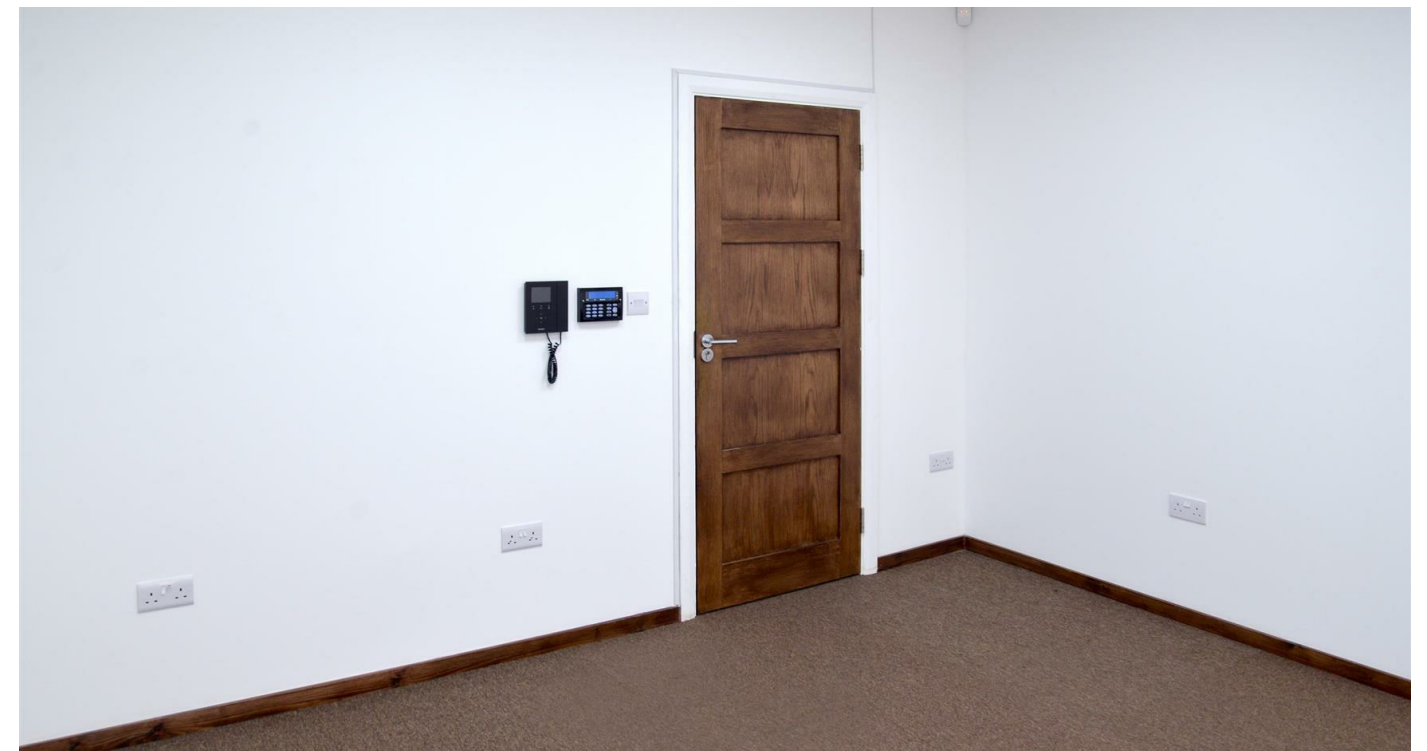
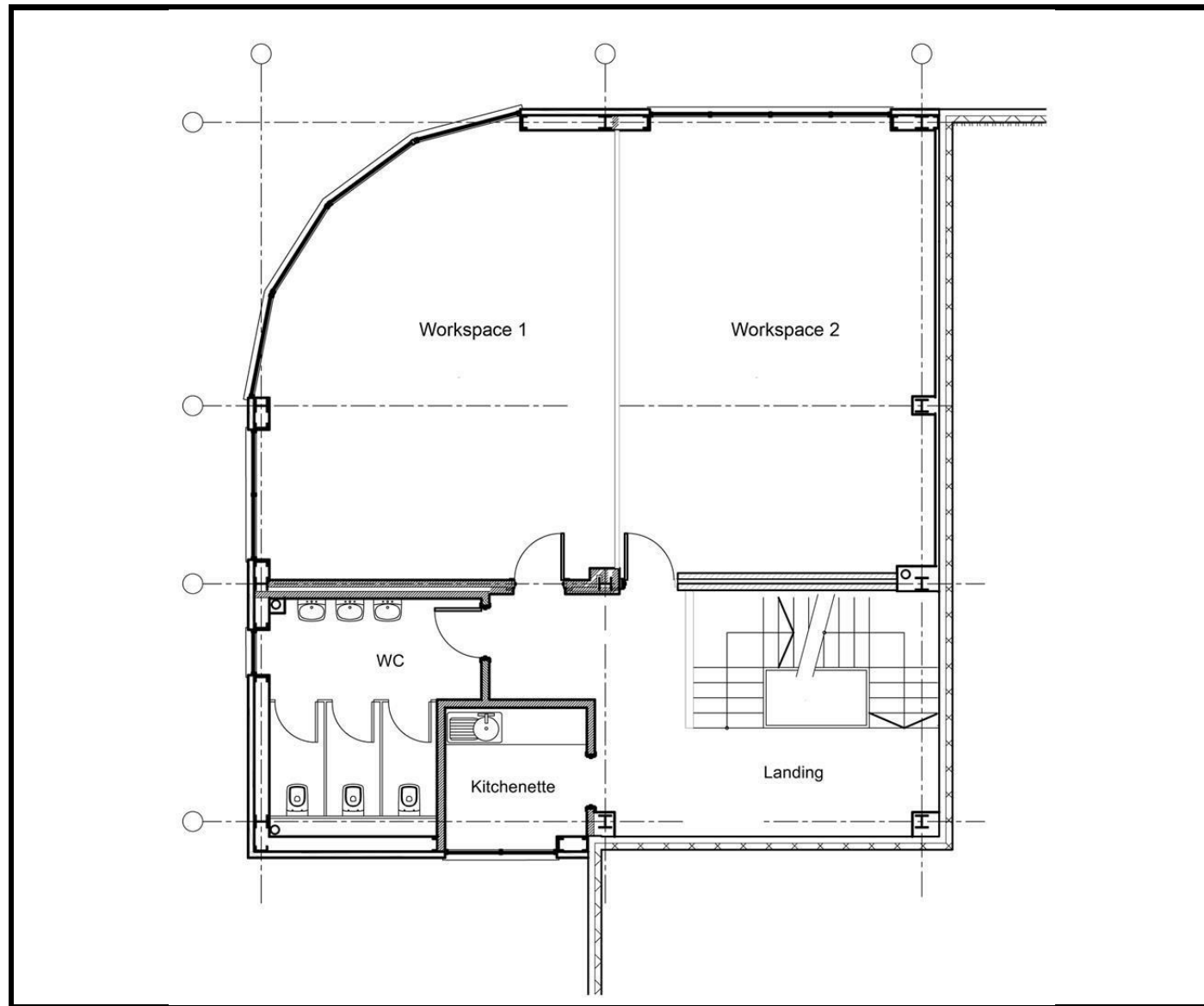
Churchill Mathesons Estate Agents presents this never let before private office to rent on the 1st floor in an excellent location Greenford, UB6 just off the A40. The property itself is currently being finished to a very high standard.

#### Features

- New Double glazed windows
- New Suspended ceiling
- New Led lighting Panels
- New flooring
- New Fully insulated floor, walls and ceiling
- New Electrics
- Communal Kitchen
- Communal Bathrooms
- Parking

Located in Greenford UB6, with easy access to the underground and train station. There is easy access to major roads motorways such as A40, A4, A406, M40, M4, M25 and M1. We also are a few minutes away from a Costa, Subway, Boots and McDonalds. There is also easy access to central London and Heathrow Airport.

Available 1st October 2023.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.