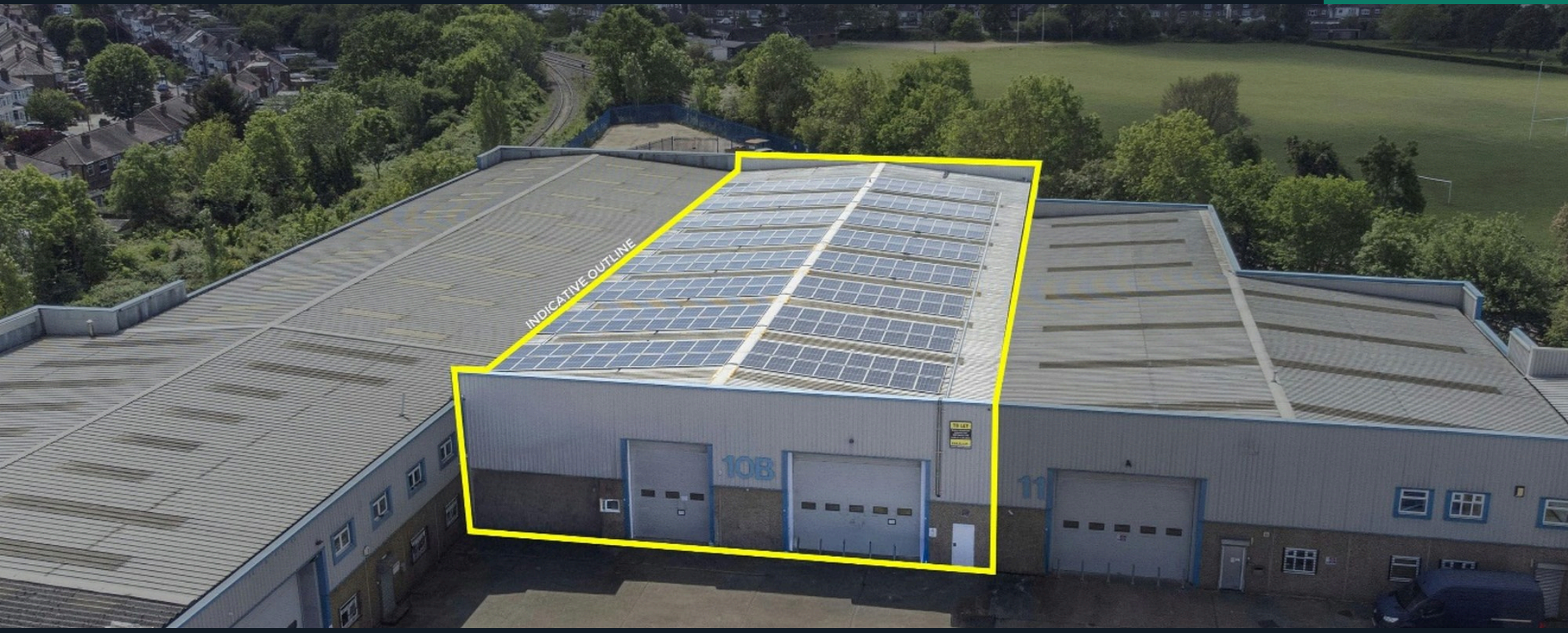
NEW CONTROL LIMITED
LANDLORD · DIRECT ENQUIRIES

TO LET



Unit 10B, Lyon Way Industrial Estate

Lyon Way, Greenford, London UB6 0BN

15,891 sq ft
1,476.32 sq m · gross internal

7.06 m	**133** kW	**A** (24)	**2,758** sq ft	**3** phase	**16**
TO APEX · 5.27 M EAVES	SOLAR, TO THE OCCUPIER	EPC RATING	FITTED OFFICES	POWER SUPPLY	PARKING SPACES

TO LET

GREENFORD · UB6 0BN

15,891 sq ft

1,476.32 sq m · gross internal

A refurbished clear-span warehouse with a secure gated yard, 0.9 miles from the A40.

Open-plan ground floor warehouse with ancillary offices over ground and first floors, two electric level-access loading doors onto a dedicated loading area, and 16 allocated parking spaces to the front and rear within the secure gated yard.

KEY FEATURES

- **Fully refurbished** throughout
- **7.06 m** to apex, 5.27 m at eaves
- **Two electric** level-access loading doors
- **3 phase power**
- **LED lighting** and translucent roof panels
- **133 kW solar array** – benefit to the occupier
- **EPC A (24)**, valid to December 2035
- **Fitted offices** over two floors, air conditioned, kitchenette and three WCs
- **Secure gated yard**, 16 allocated spaces
- **0.6 miles** to Greenford Station

QUOTING RENT

£18 per sq ft

£286,038 per annum, exclusive

Available for immediate occupation
Viewing strictly by prior appointment



UNIT FRONTAGE, LYON WAY



TWO ELECTRIC LEVEL-ACCESS LOADING DOORS



OPEN CLEAR SPAN · 13,133 SQ FT · 7.06 M TO APEX



SEALED CONCRETE FLOOR, LED AND ROOFLIGHT LIGHTING



SECURE GATED REAR YARD



GROUND FLOOR OFFICE



FIRST FLOOR OFFICE



KITCHENETTE

A 133 kW roof array, generating around 120,000 kWh a year – directly to the occupier.

The roof carries regenerative photovoltaic panels across almost its full area, rated at 133 kW with an estimated generation of approximately 120,000 kWh. The benefit goes to the occupier, not to a third party, which takes a material cost out of running the building and is the reason the unit certifies at EPC A – three grades above the minimum for letting and well ahead of where minimum standards are heading.

OFFICES – 2,758 SQ FT OVER TWO FLOORS

Finished and ready to occupy: partitioned offices and reception, suspended ceilings with integrated lighting, raised flooring, air conditioning, a kitchenette and three WCs. No fit-out budget, and no rent-free period spent building one.

Solar array	133 kW installed capacity
Estimated generation	Approximately 120,000 kWh (2025 estimate)
Beneficiary	The occupier of the unit
EPC	A (24), certificate 7120-0223-0132-2098-0553, valid to 9 December 2035

FLOOR AREAS

DESCRIPTION	SQ FT	SQ M
Warehouse	13,133	1,220.10
Ground floor reception / offices	1,379	128.11
First floor office	1,379	128.11
Total	**15,891**	**1,476.32**

Approximate, measured on a gross internal area basis.

SUMMARY

Tenure	New full repairing and insuring lease, term to be agreed, subject to five-yearly upward-only rent reviews, contracted outside the 1954 Act
Quoting rent	£18 per sq ft · £286,038 per annum, exclusive
Service charge	£6,879 for the year ended 30 April 2026. Exceptional estate works are anticipated
Rateable value	£148,000 (2026 rating list)
VAT	Applicable
Legal costs	Each party to bear its own costs
EPC	A (24)

SPECIFICATION

Construction	Steel portal frame with profile metal cladding, brickwork elevations and blockwork dividing walls
Height	5.27 m clear at the eaves, rising to 7.06 m at the apex
Loading	Two electric level-access loading doors serving a dedicated loading area, plus a secondary door and pedestrian access to the offices
Warehouse	Open clear span, sealed concrete floor, LED lighting, translucent roof panels, rainwater drainage to the front
Power	3 phase power. 133 kW regenerative photovoltaic array on the roof, generating approximately 120,000 kWh a year, which directly benefits the occupier
Offices	2,758 sq ft over ground and first floors – partitioned offices and reception, suspended ceilings with integrated lighting, raised flooring, air conditioning, a kitchenette and three WCs
External	Secure gated yard with 16 allocated parking spaces to the front and rear of the unit, served by the estate access road
Condition	Fully refurbished and available for immediate occupation

On the A40 corridor, inside the M25.

Lyon Way Industrial Estate lies to the rear of Lyon Way, off Greenford Road, in the established Greenford industrial area. The position gives direct access to central London via the A40 and the A406 North Circular, with the M40, M25 and M4 all within easy reach, and Greenford Underground station a short walk away.

TRAVEL DISTANCES

A40 Western Avenue	**0.9 miles**
Greenford Station – Central line & GWR	**0.6 miles**
A406 North Circular	**3.4 miles**
Central London	**12.2 miles**
Heathrow Airport, via the A312	**approx. 9 miles**

Source: Google Maps. Distances are approximate.

SUITED TO

Warehousing and distribution, last-mile and courier operations, third-party logistics and overflow storage, trade counter and wholesale, light assembly, and occupiers needing a secure yard for overnight vehicles.



LYON WAY INDUSTRIAL ESTATE, GREENFORD UB6 0BN



VIEWING & FURTHER INFORMATION

DIRECT WITH THE LANDLORD

UNIT 10B, LYON WAY INDUSTRIAL ESTATE, GREENFORD UB6 0BN – 15,891 SQ FT TO LET

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Director, New Control Limited

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Unit 10B, Lyon Way, Greenford UB6 0BN

Viewing is strictly by prior appointment. Measured survey, floor plans, title plan, EPC certificate and the current business rates demand are all available on request.

Misrepresentation. These particulars are issued by New Control Limited on the understanding that any negotiations are conducted through it. They are a general outline only, for the guidance of intending occupiers, and do not constitute the whole or any part of an offer or contract. All descriptions, dimensions, areas, references to condition and to necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending occupier should not rely on them as statements or representations of fact and must satisfy itself by inspection or otherwise as to their accuracy. Areas are approximate and measured on a gross internal area basis. None of the services, fittings or equipment has been tested. All rents and prices are quoted exclusive of VAT, which is chargeable on this property.