COMMERCIAL AGENCY

TELSAR

TO LET

MODERN WAREHOUSE / INDUSTRIAL UNIT WITH SECURE GATED YARD

REDUCED PRICE - £20 PSF

Unit 10b Lyon Way Industrial Estate

Lyon Way, Greenford, UB6 0BN

15,891 SQ FT (1,476.32 SQ M)

- Fully refurbished
- Secure gated yard with ample parking spaces
- 3 Phase power
- Welfare facilities
- LED lighting
- Modern ground & first floor offices
- Close proximity to A40
- Clear height 5.27m rising to 7.06m
- 2x Electric loading doors
- Solar panels
- Concrete floor
- Translucent roof panels
- Walking distance to Greenford UG Station (Central Line)

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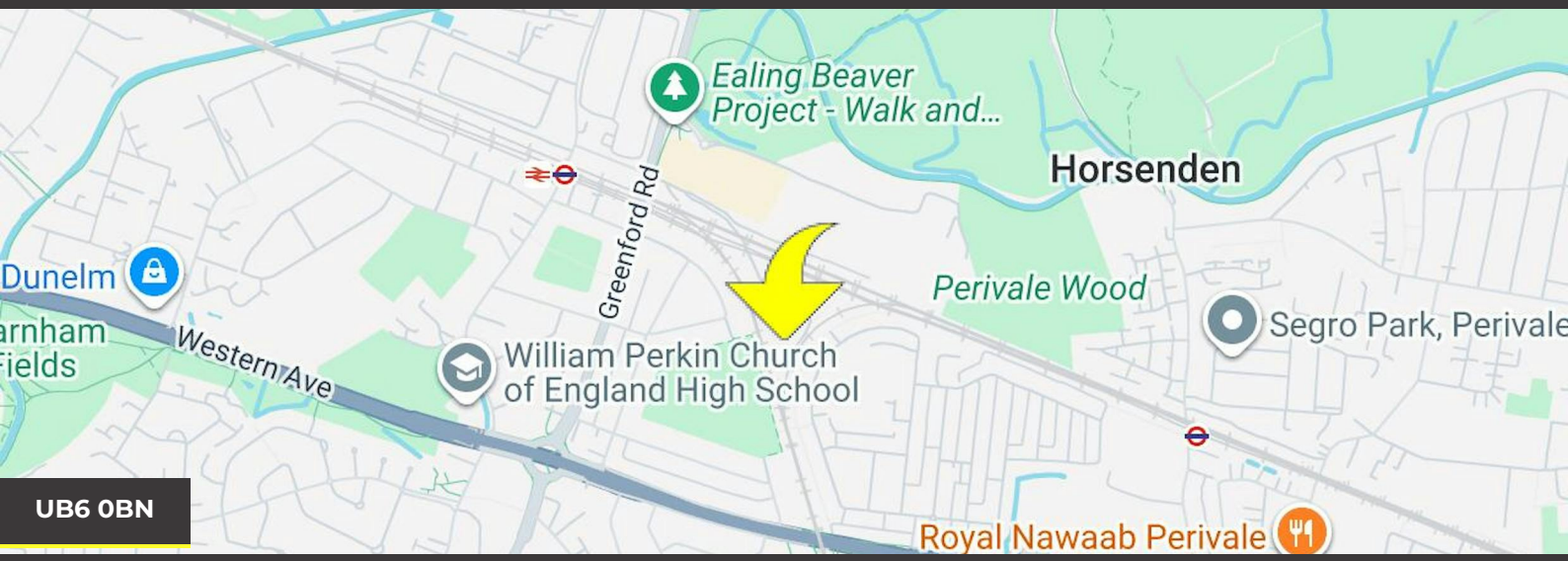
Location

The property is situated on Lyon Way Industrial Estate located on Lyon Way located just south of Westway Cross Retail Park which has excellent access to the A40 via Greenford Road within 1 mile of the premises which provides a direct route into Central London and to the wider motorway networks to include the M1, M40, M25 and M4. The building further benefits from being within walking distance of Greenford Underground Station (Central Line) providing swift access into Central London and is also well serviced by various bus routes.



UB6 0BN

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	13,133	1,220.10
Ground Floor Office	1,379	128.11
First Floor Office	1,379	128.11
TOTAL	**15,891**	**1,476.32**

All measurements are approximate and measured on a gross internal area basis.

Summary

Available Size	15,891 sq ft
Tenure	New Lease
Rent	£20 per sq ft
Business Rates	Interested parties are advised to contact London Borough of Ealing.
Service Charge	Approx. £10,000 per annum
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	A (24)

Description
The premises comprise a modern industrial / warehouse building with profile metal cladding which consists of an open-plan ground floor warehouse area with ancillary ground and first floor office accommodation. Access to the ground floor warehouse is granted via two electric loading doors serviced by a dedicated loading area. The unit benefits from 3 phase power, welfare facilities and solar panels, with parking located to the front and rear of the unit in the secure gated yard.

Travel Distances
A40 - 0.9 miles
A406 - 3.4 miles
Greenford UG Station (Central Line) - 0.6 miles
Central London - 12.2 miles

Source: Google Maps

Tenure
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer
None of the amenities have been tested by Telsar.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

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