

TO LET

42,301 sq ft

Unit 2, Ockham Drive, Greenford, UB6 0FD



**BNP PARIBAS
REAL ESTATE**



SUMMARY

- ✓ Modern high specification warehouse unit on prime west London estate.
- ✓ Eaves Height 10.25m
- ✓ 4 dock and 4 level access loading doors
- ✓ Secure large yard and separate car parking area
- ✓ Secure estate with 24/7 security and gatehouse



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LOCATION

Situated in a prominent position on the established Greenford Park. The estate benefits from excellent road access, to the wider motorway network as well as central and inner London areas.

- A40 (1 mile)
- M40 (7.5 miles)
- M25 (9 miles)
- A406 (3 miles)

Rail connections are excellent with a number of services in close proximity;

- Greenford rail (GWR) and London underground stations (Central Line) are within an approximate 6 minute walking distance.
- Sudbury Hill rail (Chiltern Railways) and London underground stations are approx. 1 mile distant.



DESCRIPTION

The unit comprises a modern industrial warehouse of steel portal frame construction with integral 2 storey fitted offices.

The warehouse itself benefits from an eaves height of 10.25m, with 4 dock access doors and 4 level access doors.

The offices comprise ground floor reception area with disabled W/C and at first floor, a selection of offices, meetings rooms, staff welfare/ canteen and male/ female W/C's.

There is a large secure yard bounded by a palisade fence with separate car parking which can accommodate approximately 15 cars, along with bicycle storage.

The property itself sits in a prominent position as you enter the estate via the manned 24hr security gate.

SPECIFICATION

- 10.25m eaves height
- 4 dock loading doors
- 4 level access loading doors
- Generous parking provision
- Secure gated yard
- Secure gated development
- 24hr security

ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq M	Sq Ft
GROUND FLOOR	3,561.85	38,341
FIRST FLOOR OFFICES	368.01	3,961
TOTAL	3,929.86	42,302

TERMS

The premises are available by way of an assignment or sub-letting of an existing lease expiring 5th June 2026.

A new lease may be available via separate negotiation directly with the landlord.

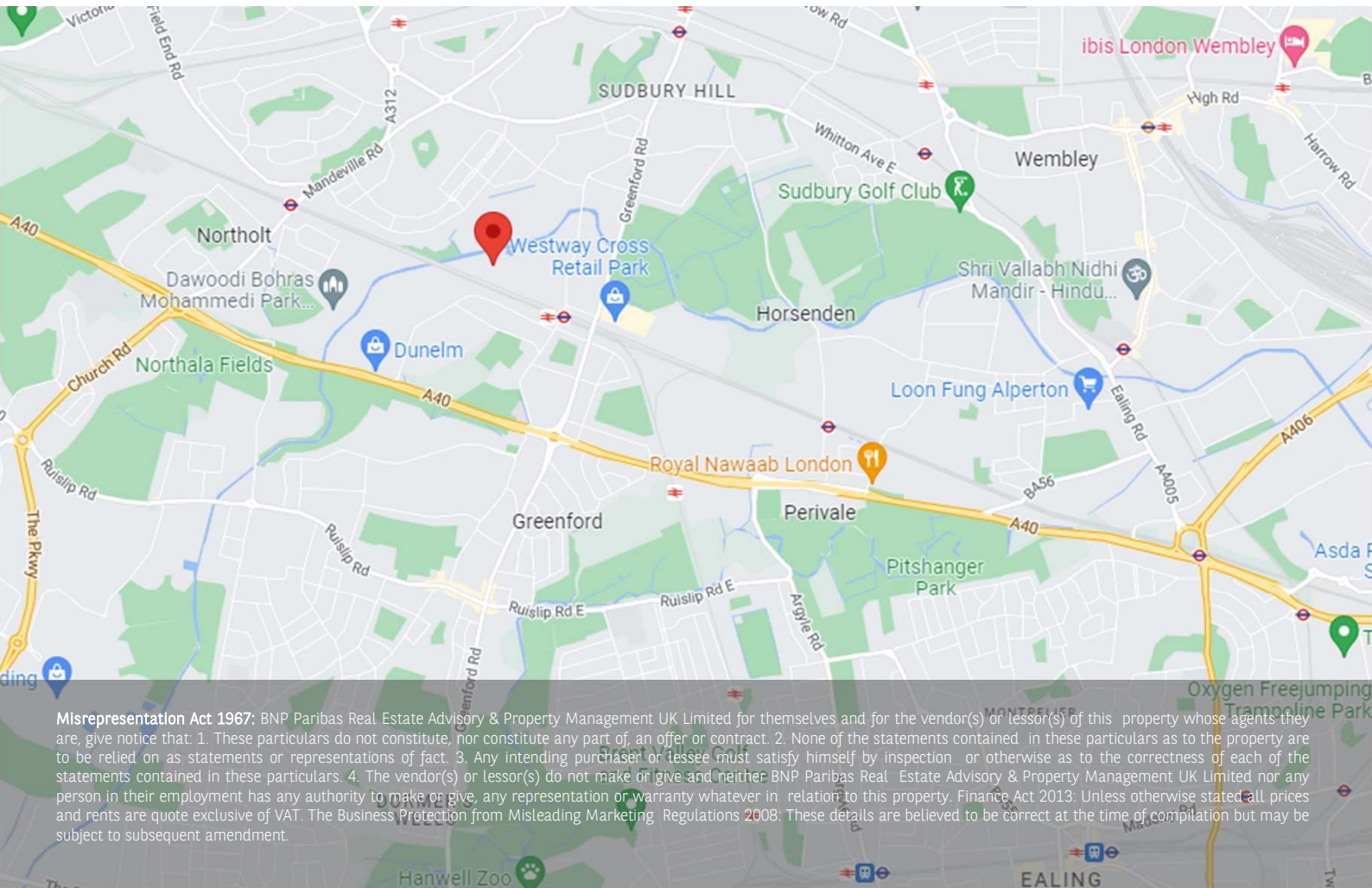
RENT

Available upon request.

RATES

Interested parties should make their own enquiries with Ealing Council.





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VAT

VAT will be payable where applicable.

EPC

B (27)

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

CONTACTS

For more information and appointments to inspect please contact:

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