

# To Let

**Metropolitan Park, Unit 39, Derby Road, Greenford, UB6 8UP**

3,814 sq ft (354.33 sq m) GEA

- Mid-terrace
- 24 hour on site security / gated access and CCTV
- Direct access to the A40 (Western Avenue)



## Location

Metropolitan Park is located with direct access onto Western Avenue (A40) providing direct access to Central London to the East. Good communications with good links to the M40 and M25 motorways to the West. Greenford Underground Station (Central Line) is within 15 minutes walking distance.

## Description

Unit 39 is a mid-terraced industrial/warehouse unit on a popular multi-unit estate. The property comprises ground floor warehouse with first floor office accommodation and benefits from the following amenities:

- 1 electric loading door
- 3 phase power
- Marked car parking spaced to front
- 24 hour access/use

## SCHEDULE OF AREAS (GEA Basis)

	SQ FT
<b>TOTAL</b>	<b>3,814</b>

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT.

## EPC

This property has been graded as 97(D).

## Rent

Available on Request



## Contacts

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