

TO LET

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# UNIT 32, METROPOLITAN PARK

Greenford, UB6 8UQ



## Key Highlights

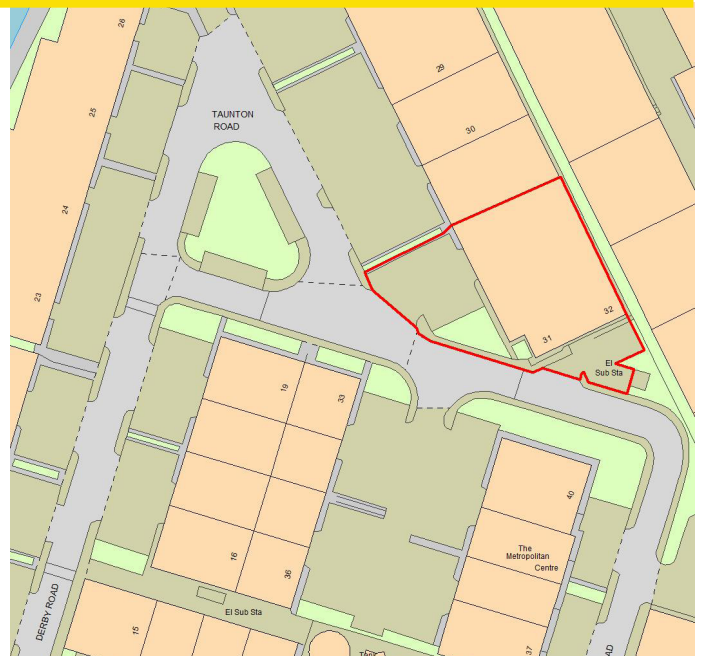
- 6.7m clear internal height
- 2 level access loading doors
- Fully fitted office accommodation at ground and first floor level
- 3 phase electricity
- Gas
- Approximately 20 car parking spaces
- EPC rating : B - 47
- Mezzanine
- 12,904 sq ft

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## Location

Strategically located on the A40 between Target roundabout and Greenford roundabout, Metropolitan Park benefits from easy access to the M4 and M40 with Central London only 10.4 miles away.

The M25 is also in close proximity, providing routes to the national motorway network and the M1 for links to the North and beyond.

Neighbouring occupiers include Dunelm, Wolseley, Lavazza Coffee and Monster Energy.

## Accommodation

FLOOR AREA	SQ FT	SQ M
Warehouse	10,404	966
Offices	2,500	231
<b>Total</b>	<b>12,904</b>	<b>1,198</b>
<b>Mezzanine</b>	<b>3,993</b>	<b>371</b>

(All areas are approximate and measured on a Gross External basis)

## Viewings

Strictly by appointment through Savills or the joint agents, Cogent RE.

## Distances

LOCATION	MILES
Greenford Underground Stn.	0.8
A40	0.2
M4	6.2
M40 (Junction 1)	7.2
M1	7.4
Heathrow	9.1
Central London	10.4

## VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT at the standard rate.

## Tenure

The unit is available by way of a sublease or assignment. The current lease expires on 20th September 2025

## Rates

Interested parties to make their own investigations.

## Contact

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