

Rolfe East



Greenford Road, UB6

£36,000 Per Annum

- Available immediately
- Prominent position on busy Greenford Road
- Fully licensed Suis Generis commercial unit
- Adjacent to the Greenford Quay development
- Rent: £36,000 per annum
- Situated within a rapidly growing residential and commercial catchment

44 Pitshanger Lane, Ealing, W5 1QY
020 8566 0288

commercial@rolfe-east.com
<https://www.rolfe-east.com/>

- Excellent public transport and road connections
- Suitable for a range of commercial uses, subject to licensing and consents
- Strong opportunity for an occupier looking to establish a presence in a developing West London location



Viewings

Viewings by arrangement only.
Call 020 8566 0288 to make an appointment.



Fully Licensed Suis Generis Commercial Unit – Greenford

Available immediately at £36,000 per annum.

A fully licensed Suis Generis commercial unit occupying a prominent position on Greenford Road, a busy and well-established thoroughfare in Greenford.

The property is ideally positioned adjacent to the rapidly growing Greenford Quay development, a major mixed-use waterfront neighbourhood centred around the Grand Union Canal. Greenford Quay is delivering a substantial new residential community alongside over 20,500 sq. m. of commercial and community space, bringing a growing population and range of amenities to the immediate area.

The unit offers an excellent opportunity for an occupier seeking immediate occupation within a highly accessible West London location. Its existing Suis Generis licensing provides flexibility for a variety of commercial operations, subject to the terms of the existing licence and any necessary consents.

Location:

Greenford Road is a busy local arterial route benefiting from strong passing traffic and excellent connectivity. Greenford Station, providing Central Line and National Rail services, is within easy reach, while Sudbury Hill Underground Station provides access to the Piccadilly Line. The area also benefits from convenient access to the A40, providing links towards Central London, the North Circular, M40 and M25.

The surrounding area is undergoing significant investment, with Greenford Quay creating a new canal side residential and commercial destination alongside established local retail, leisure and amenity provision.



44 Pitshanger Lane, Ealing, W5 1QY
020 8566 0288

commercial@rolfe-east.com
<https://www.rolfe-east.com/>