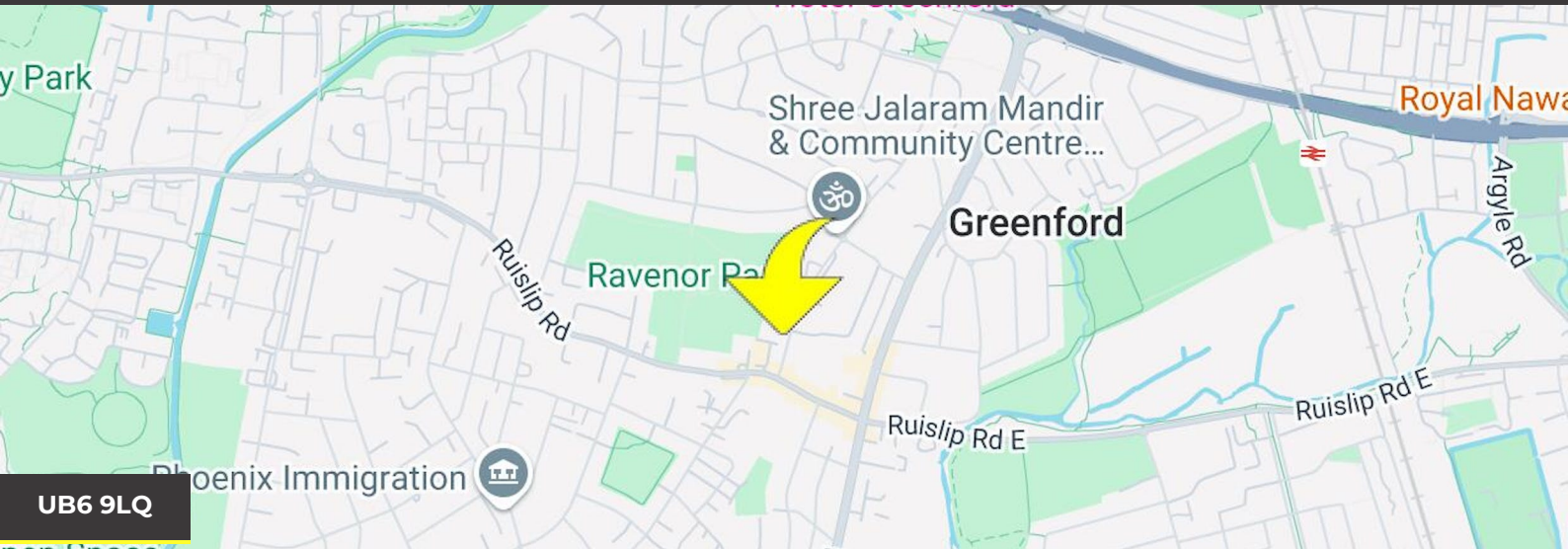


TO LET**PROMINENT COMMERCIAL BUILDING WITH A SECURE YARD****21 Oldfield Lane South**
Greenford, UB6 9LQ**13,504 SQ FT** (1,254.56 SQ M)

- Prominently located
- Hard-standing land
- Commercial space within the building
- WC's & kitchenette
- Walking distance to Greenford UG Station (Central Line) & South Greenford OG Station
- Securely gated yard
- Parking to front of building
- Power & water
- Direct access to A40

Location

The property is prominently situated on Oldfield Lane South. To the east lies Greenford Road providing direct access to the A40 Western Avenue, linking to the A406 North Circular Road, both of which connect to the wider motorway network. Greenford Underground and South Greenford Overground Stations are both located within walking distance of the property and various bus routes also operate within the area.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,657	153.94
First Floor	700	65.03
TOTAL	2,357	218.97
Approx. Yard	12,000	1,114.84
Approx. Total Site Area	13,504	1,254.56



Approximate total area
219 m²
Reduced headroom
3' 6"

(*) Excluding balconies and terraces
 Reduced headroom
 Below 5'0" - 5 m
 While every effort has been made to ensure accuracy, all measurements are approximate, and no liability is accepted for any errors or omissions.
 Calculations were based on BACS (BIM) software. Please note that calculations were adjusted by a third party and should not be used as a basis for any legal proceedings.

Summary

Available Size	13,504 sq ft
Tenure	New Lease
Rent	£80,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing
Legal Fees	Each party to bear their own costs
VAT	VAT will be applicable
EPC Rating	Upon enquiry

Description

The property comprises a prominent stand-alone former police station building arranged over two storeys with a large secure yard to the rear enclosed by a fenced gated boundary. The building can be used as office space or for light storage.

Tenure

Leasehold - The premises are available by way of a new lease for a maximum period of three years. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Travel Distances

A40 - 0.6 miles
A406 - 3.2 miles
Greenford Underground Station (Central Line) - 1.2 miles
Greenford South Station - 1.2 miles
Central London - 12 miles

Source: Google Maps

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.



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

Amar Picha
020 8075 1237
amp@telsar.com

Jack Pay
020 8075 1238
jp@telsar.com

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.