

**RAPLEYS**

TO LET  
**Retail Showroom**

rapleys.com  
**0370 777 6292**

311-323 Greenford Road, Greenford,  
Middlesex UB6 8RE

CONTACT **Will Primrose**  
07879 417824 | will.primrose@rapleys.com

**Russell Smith**  
07990 550460 | russell.smith@rapleys.com



- Ground floor retail showroom
- Prominent main road frontage onto busy Greenford Road
- Extensive customer and staff parking at rear yard
- Showroom and external storage totalling 828.15 sq m (8,915 sq ft)

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## Location

The property is prominently situated on Greenford Road (A4127), within a terrace adjacent to the junction with Coston's Lane, just south of the Greenford Roundabout on the junction with the A40 Weston Avenue.

## Description

The unit comprises a ground floor showroom formed of four retail units combined to provide a larger single showroom/retail unit. The unit benefits from a substantial frontage on to the busy Greenford Road.

Extensive customer and staff parking is provided in the rear service yard which is accessed directly from Greenford Road.

Occupiers in the immediate vicinity include **HSS Hire** and **GSF Car Parts**. Other notable occupiers in close proximity include a **Tesco Metro**, **Shell Petrol Filling Station** and **Shurgard Self storage**.



## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor showroom	441.08	4,748
External storage	84.96	915
External storage	25.16	271
External storage	276.95	2,981
<b>Total</b>	<b>828.15</b>	<b>8,915</b>

Note: The areas above have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the floor areas/ dimensions are scaled from the plans provided and must be verified by interested parties.

Floor plans available on request.

## Rent

Upon application.

## Rating

We are advised that the Rateable Value for the property is £77,796 and the UBR for 2018/19 is 49.3p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating: TBC.

## VAT

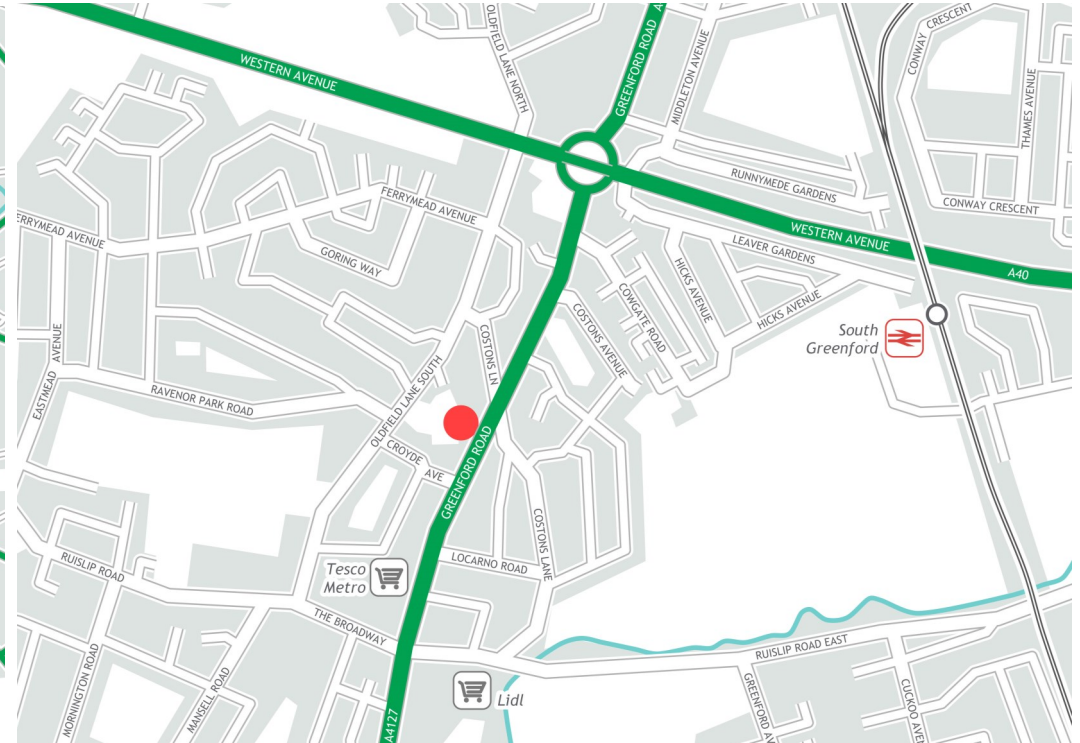
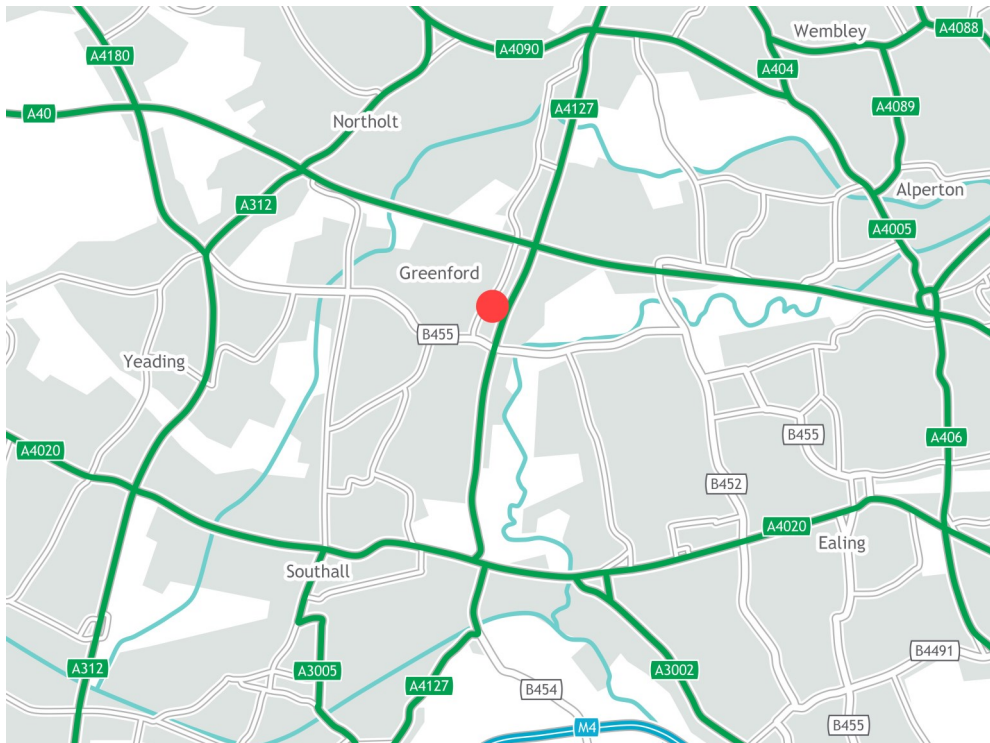
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

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