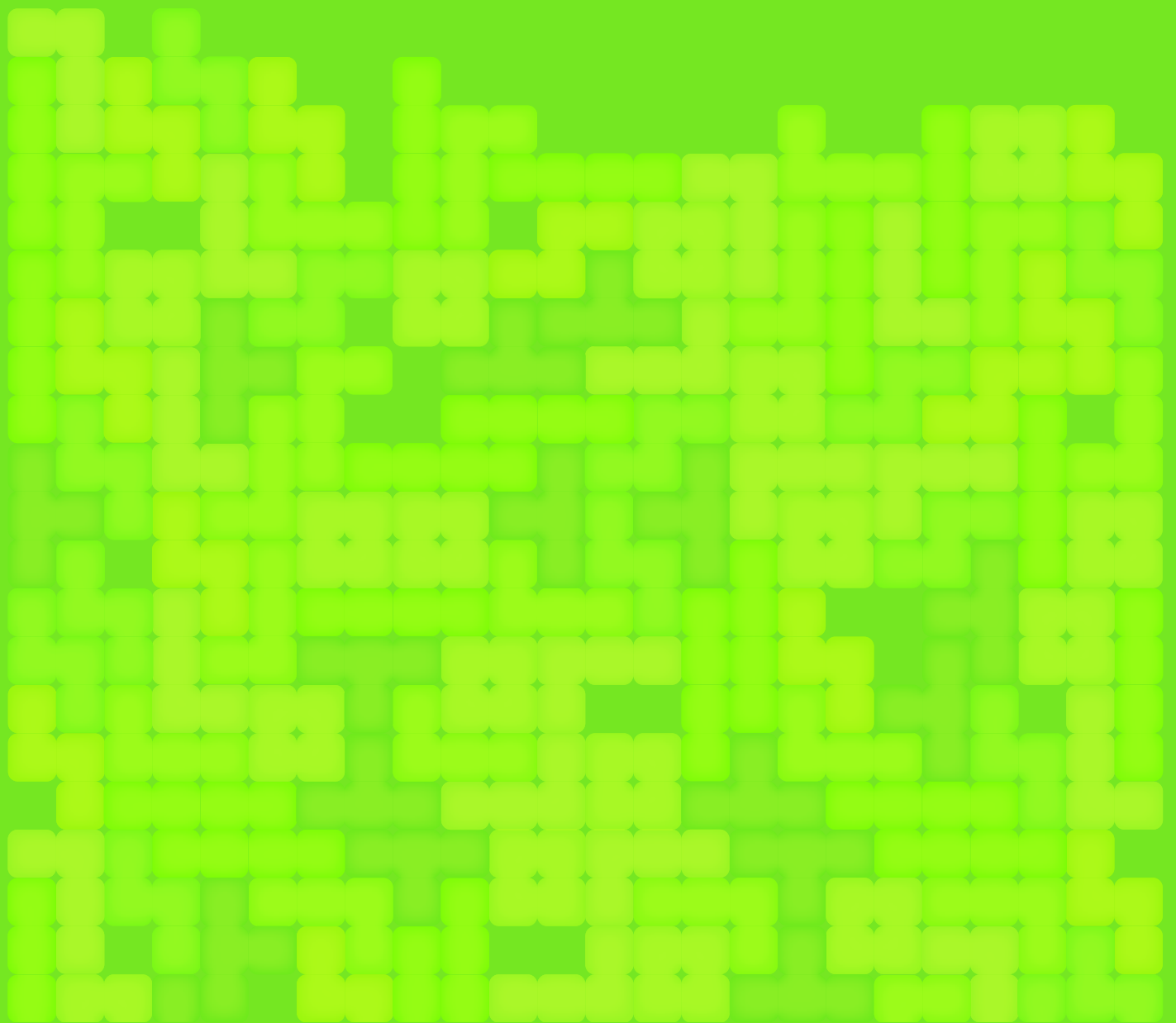


reiris



246,803 Sq Ft

TO LET

Industrial Distribution Facility

Green Park Way
Greenford UB6 0AA

fresh.lime.legs 

Perfect placement, maximising every move.

The Tetris Building is an industrial and logistics distribution building in Greenford. The property is situated on the Green Park Way, which is half a mile north of the A40. Situated just 10 miles away from London Heathrow Airport.

The warehouse covers an area of 246,803 square feet, with a range of uses including Warehouse, Storage, Distribution, Production, Manufacturing Assembly/Configuration and Offices.

Originally constructed in 1979 for IBM, the premises offer a unique mix of accommodation to suit a wide range of uses including:



Production/
Manufacturing



Warehouse/
Storage/Distribution



Assembly/
Configuration



Offices/
Kitchen

tetris

tetris



tetris

Wembley Stadium
20 mins - 4.2 miles



CES
COYLE EQUIPMENT SERVICES LTD

Metroline

Mampafiore
Mangiare di qualità

Royal Mail

deluxe

City of London
45 mins - 13.2 miles



A40
4 mins - 0.7 miles



Perivale

POLYBAGS

LQS
LONDON QUALITY STORY

MOBILE TYRE TEAM

McDonald's

Green Park Way

Westway Cross
Retail Park

Lyon Way

M25, J16
15 mins - 9 miles

M40, J1
12 mins - 7.2 miles



Heathrow Airport
20 mins - 9.2 miles



Industrial facilities unlocking new levels of productivity



Goods lift



Security gate



Secure site



Lorry parking



Max clear height of 9.7m



14 dock level loading doors



Sprinkler system throughout



1,250 kVA power supply



Canteen and kitchen



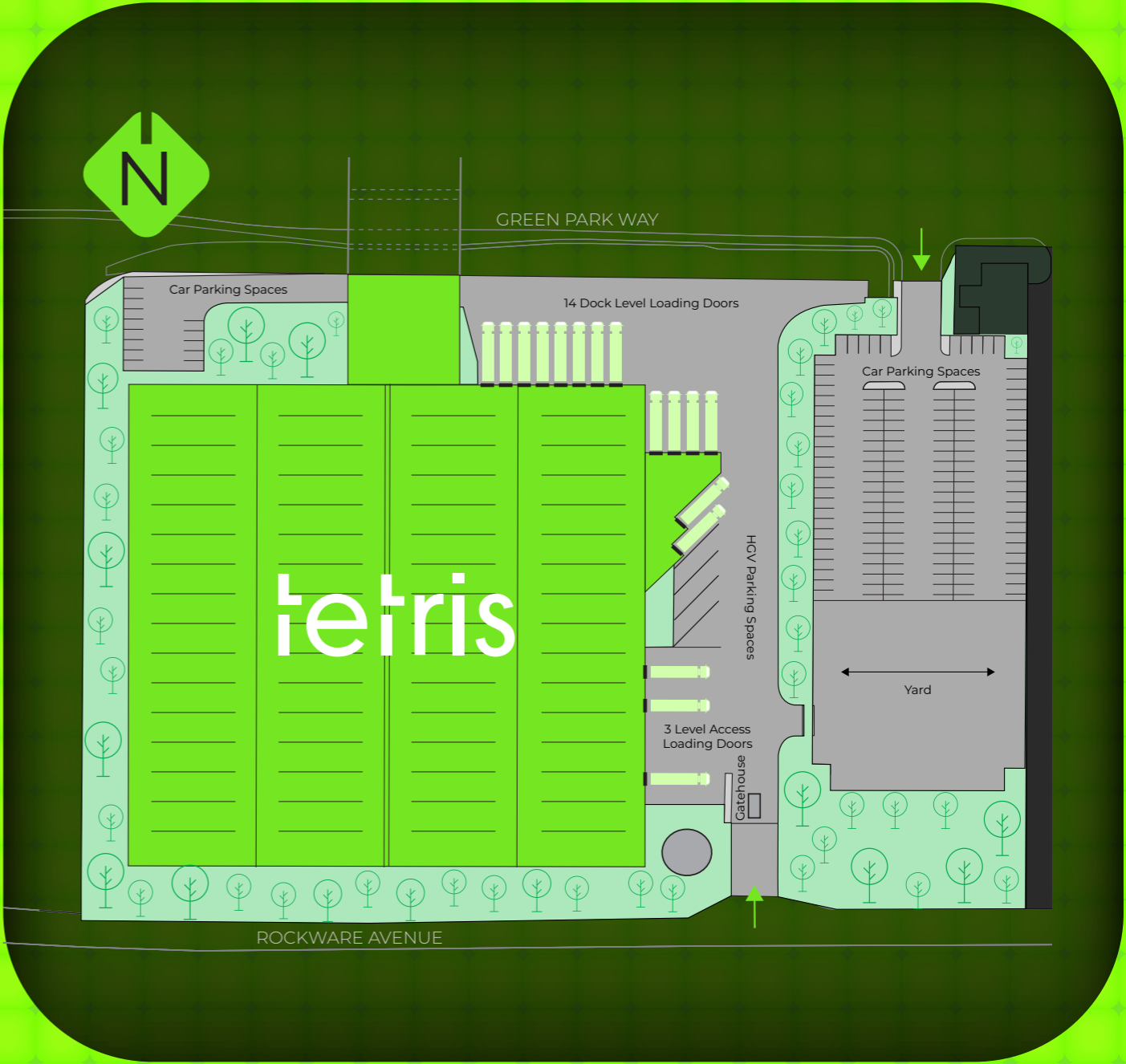
Comfort cooling to the offices and assembly areas



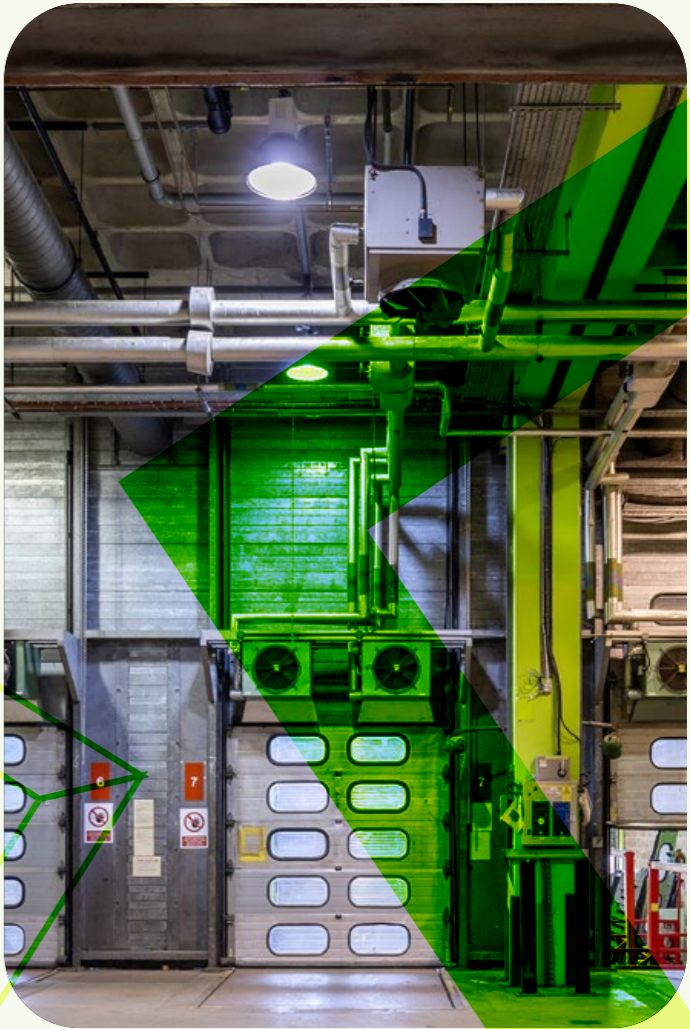
Dual road access to Green Park Way and Rockware Avenue

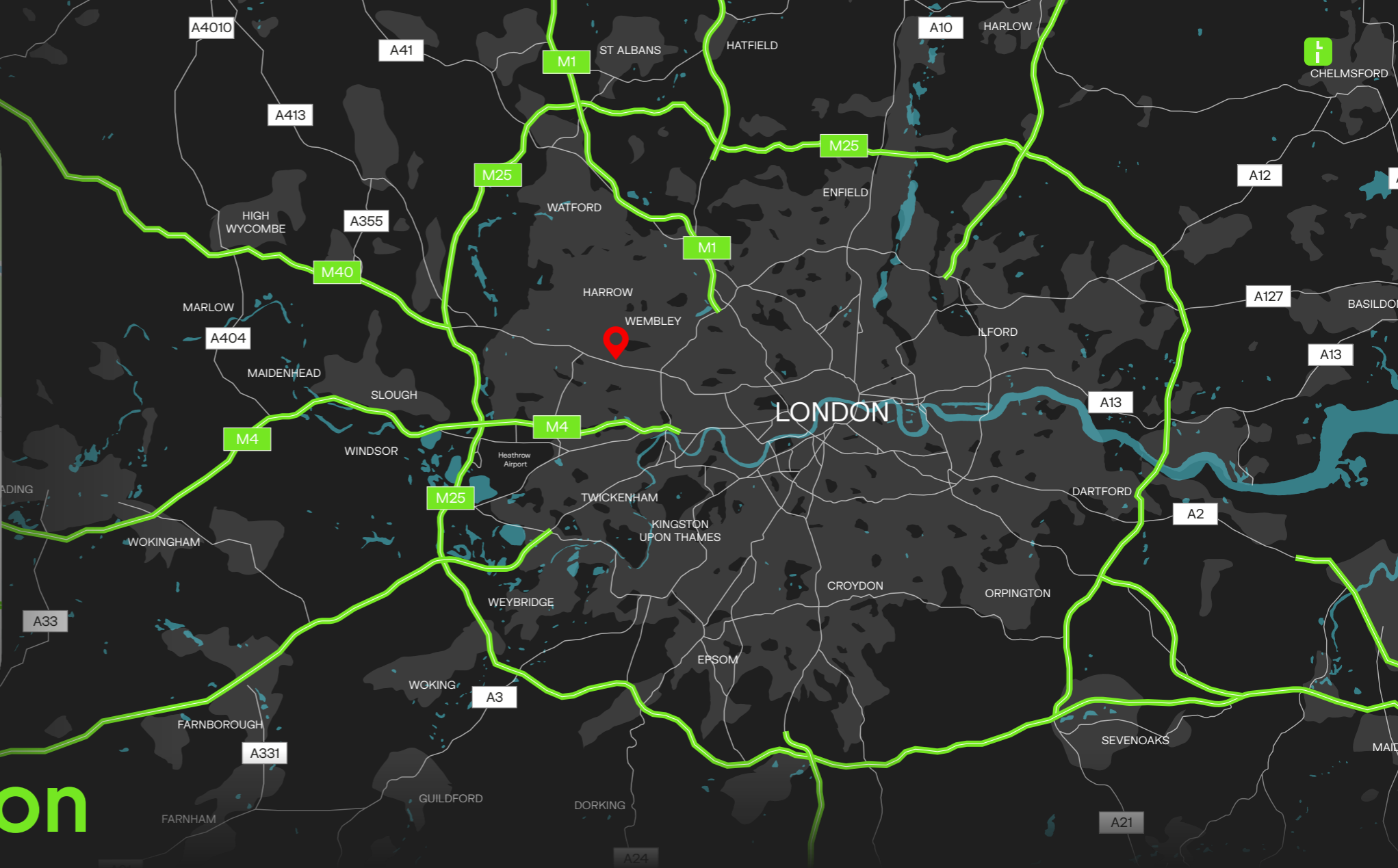
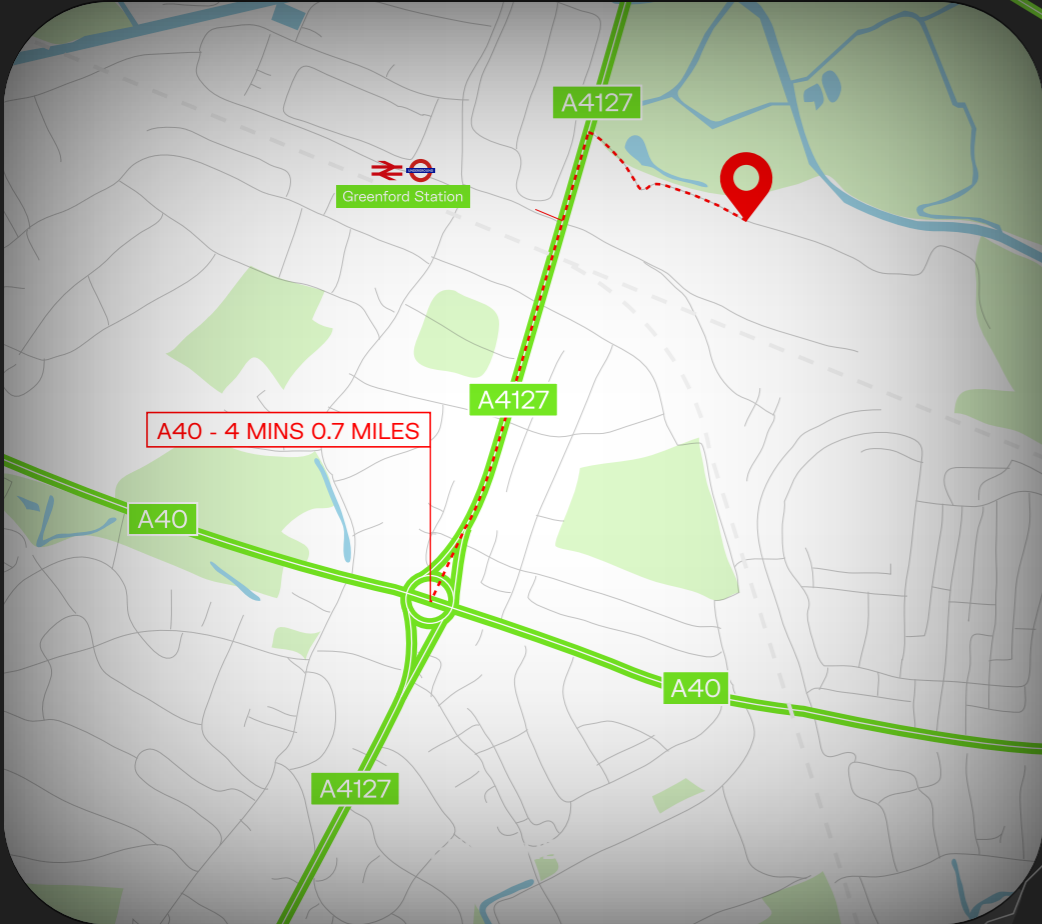


Extensive car parking



Ground	Warehouse	143,858 Sq Ft	13,365 Sq M
First	Assembly/Storage & Reception	24,659 Sq Ft	2,291 Sq M
Second	Assembly/Storage & Canteen	78,286 Sq Ft	7,273 Sq M
Total		246,803 Sq Ft	22,929 Sq M
Mezzanine		18,255 Sq Ft	1,696 Sq M





Placement precision

The property is situated on Green Park Way and Rockware Avenue, Greenford, immediately behind the Westway Retail Park. approximately 1/2 mile north of the A40 and the Greenford Roundabout junction. Greenford Railway Station (Central Line and overground) lies approximately 800m to the west.

The A40 provides swift access to Central London, 11 miles to the east, the M40 and M25 are approximately 7 miles and 8 miles respectively to the west. Heathrow Airport is approximately 10 miles to the south west via the A40 and A312.

Road	Miles	Airports	Miles	Rail	Miles
A40	0.7	Heathrow	9	Greenford	0.4
A406	3.1	London City	30	Northholt	2.5
M4 / J3	6.1	Luton	35.9	Luton	35.9
M40 / J1	7.1	Location		Miles	
M25 / J16	9.2	Central London		9	



Usual residents per square kilometre
4,496.4



Economically active (excluding full-time students) 7,361



879 Residents in employment within manufacturing, transport & storage



5,050 Households within Greenford

tetris

Terms

The property is available by way of a new lease on terms to be agreed. (A letting of part may be considered).

Business rates

From informal enquiries we understand that the property has a rateable value of £1,370,000.

Viewings

Viewings to be arranged via the sole agents only.

NEWMARK

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Disclaimer property details: these particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. April 2025.

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