

FOR SALE / TO LET

6,553 SQ FT (609 SQ M)

INDUSTRIAL/WAREHOUSE UNIT

UNIT 10D1

BEAVER INDUSTRIAL PARK

Brent Road, Southall, UB2 5FB



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LOCATION

The premises are located in a prime West London area, just North of the M4 and East of the M25. Accessed via Brent Road, the unit benefits from excellent connections: Southall railway station, Hounslow West tube station (Piccadilly Line) and Hayes & Harlington main line station with services to London Paddington (18 minutes) are all within close proximity. The unit is also ideally located close to Western International Market.

The Unit is within close proximity to the vibrant town centre of Southall and Southall mainline station. Southall mainline station will be one of the main stations on the new Elizabeth Line. From December 2019, when the full route opens, up to ten Elizabeth line services an hour in each direction will serve Southall, making it quicker and easier to get to destinations across London and Berkshire.

DESCRIPTION

The premises comprise a modern warehouse/storage unit of steel portal frame construction with profile sheet metal clad elevations to a pitched roof. Clear open plan warehousing is arranged over the ground floor and ancillary office accommodation is available to the first floor level. The unit benefits from a mezzanine floor, parking, 3 phase electric and full height electrically operated loading door.

TENURE

Freehold/Leasehold

PRICE

Freehold

Total Price £1,965,900

Leasehold

£85,189 rent per annum £13 per sq ft

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the local rating authority.

ACCOMMODATION

| Area | Sq Ft | Sq M |
|------------------------|--------------|---------------|
| Ground Floor Warehouse | 5,334 | 495.54 |
| First Floor Offices | 1,219 | 113.25 |
| TOTAL | 6,553 | 608.79 |

All measurements are based on a approximate gross external area

AMENITIES

Warehouse

- Maximum eaves height of 9.4m
- Translucent roof panels
- Sodium and tube lighting*
- Concrete floor
- WCs
- 3 phase electric*
- Electric loading door*
- Gas

Ground & First Floor Offices

- Open planned & cellular offices
- Suspended ceiling
- Tiled
- Door entry system

*Not tested

VIEWING

By appointments with joint sole agents.



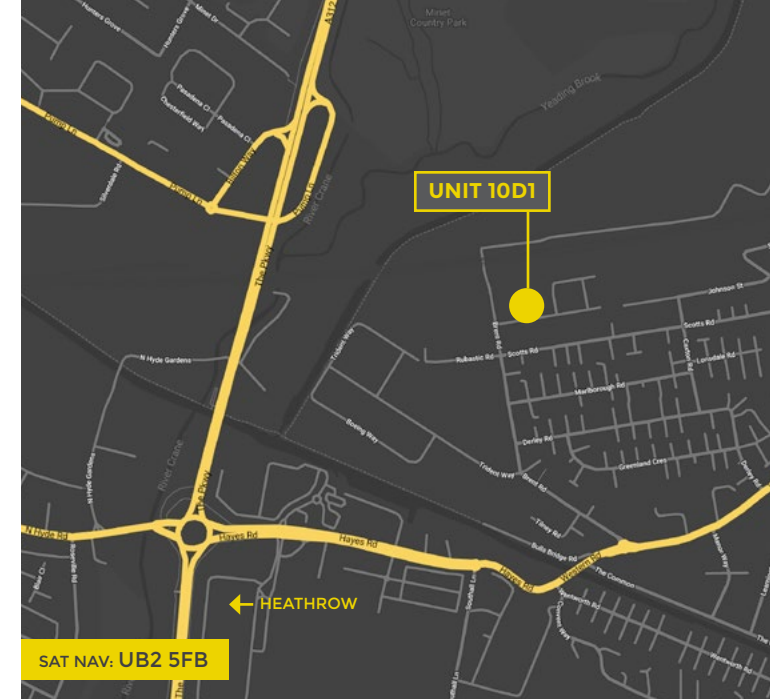
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