



TO LET

Brand New Warehouse/Storage Unit
4,465 SQ FT (414.81 SQ M)

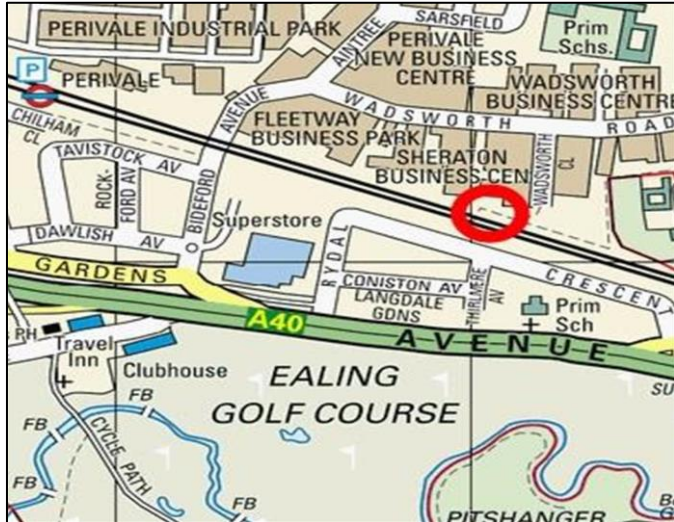
**Unit 19, Sheraton Business Centre,
Wadsworth Road, Perivale, London
UB6 7JB**

- 7m Clear Eaves Height
- Full Height Loading Door
- Open Plan Layout
- Dedicated Parking



LOCATION

The property is prominently located on the Wadsworth Road forming part of the Sheraton Business Centre which is situated within the Perivale Industrial District. There is excellent access to the A40 via Bideford Avenue which provides a direct route into Central London to the East and to the wider motorway networks to include the M1, M40, M25 and M4 to the West. Perivale London Underground Station (Central Line) is approximately 0.5 miles to the West of the property.



SAT NAV REF: **UB6 7JB**

DESCRIPTION

The premises comprise a brand new steel portal framed mid-terraced warehouse/storage unit constructed part brick elevations and profile sheet metal cladding to a pitched roof. The warehouse benefits from a minimum clear eaves height of 7m rising to a maximum point of 8.4m at the roof apex. Access is provided via a full height electric roller shutter door. Ancillary offices are situated to the ground and first floor. A dedicated loading bay and parking area is situated to the front of the property.

AMENITIES

- Clear eaves height of 7m rising to 8.4m at apex
- Electric loading door (W:4.01m x H:4.33m)
- Concrete floor
- Translucent roof panels
- 3 phase power & gas
- Ground and first floor offices with gas central heating
- Disable and regulation WCs
- Kitchenette
- Aluminum double glazed windows
- Fire alarm & emergency lighting
- Loading bay
- 4 car parking spaces

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Warehouse	3,181	295.52
Ground Floor Office	642	59.64
First Floor Office	642	59.64
TOTAL (GIA)	4,465	414.81

All measurements are based on an approximate gross internal area

TENURE

Leasehold

PRICING

Rent per Annum

£55,000

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the London Borough of Ealing to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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