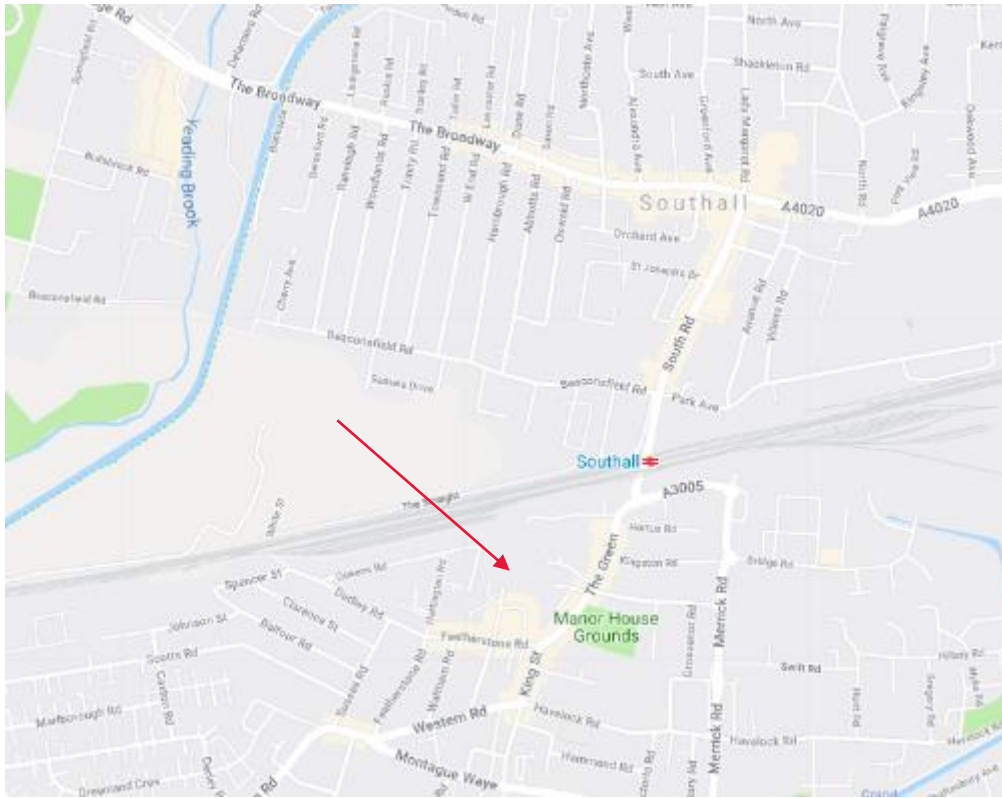




Industrial Unit To Let

Unit 17G Dominion Industrial Estate
Dominion Road
Southall
Middlesex
UB2 5DP



Location

Nearest Town	Southall
Train time to London	0:30
Drive time to M4	0:10
Drive time to M25	0:15
Drive time to Heathrow	0:15

The premises are situated on the Dominion Industrial Estate, just off Dominion Road at the western edge of Southall town centre.

There is easy access to the Junction 3 of the M4 and Junction 15 of the M25 motorway. Southall Railway Station is within 11 minutes' walk off the estate which provides regular services to London Paddington (18 mins).

Heathrow airport is only 5 miles away.



Accommodation

A modern industrial estate comprising seven industrial units in two purpose built terraces with a large concrete yard and car parking. Each unit is of steel frame construction with brick elevations under a pitched roof.

The available unit (G) benefits from an open plan warehouse space at ground floor level. With a single loading bay and full height shutter door towards the front of the property.

First Floor mezzanine office accommodation (approx. 250 sq.ft) is towards the front of the premises, along with male and female WCs and kitchen facilities.

The accommodation benefits from:

- 24 hour access
- Car parking
- Loading doors
- Secure gated development
- Double glazed windows and doors
- WC facilities

Size

The unit currently has the following approximate floor areas:

Ground Floor: 2,862 sq.ft 265.9 sq.m

Tenure

Available on a new Lease, on terms to be agreed.

Rent & Service Charge

£12.50psf per annum exclusive.

There is a service charge payable for the upkeep of the shared areas of the Estate and external building maintenance. Further details upon request.

Business Rates

Rateable Value: £25,750
Est Rates Payable 19/20: £12,643 per annum.

Legal Costs

Landlord's legal fees to be covered by incoming tenant.

VAT

All figures are exclusive of VAT.

EPC

EPC Rating of E (116)

More information available on request.

Use

B1, B2 & B8 are permitted.

Contact

Through Sole Agents:

DPC Property:

Will Beresford MRICS
M: 07392876416
E: will@dymondpropertyconsulting.co.uk

Tom Dymond MRICS
M: 07810 756 399
E: tom@dymondpropertyconsulting.co.uk