

TO LET

INDUSTRIAL / WAREHOUSE UNITS WITH FIRST FLOOR OFFICES



18a & 18b Sheraton Business Centre
Wadsworth Close, Perivale UB6 7JB

2 units available:-
2,628 – 5,256 sq. ft.
(244.2 – 488.4 sq. m.)

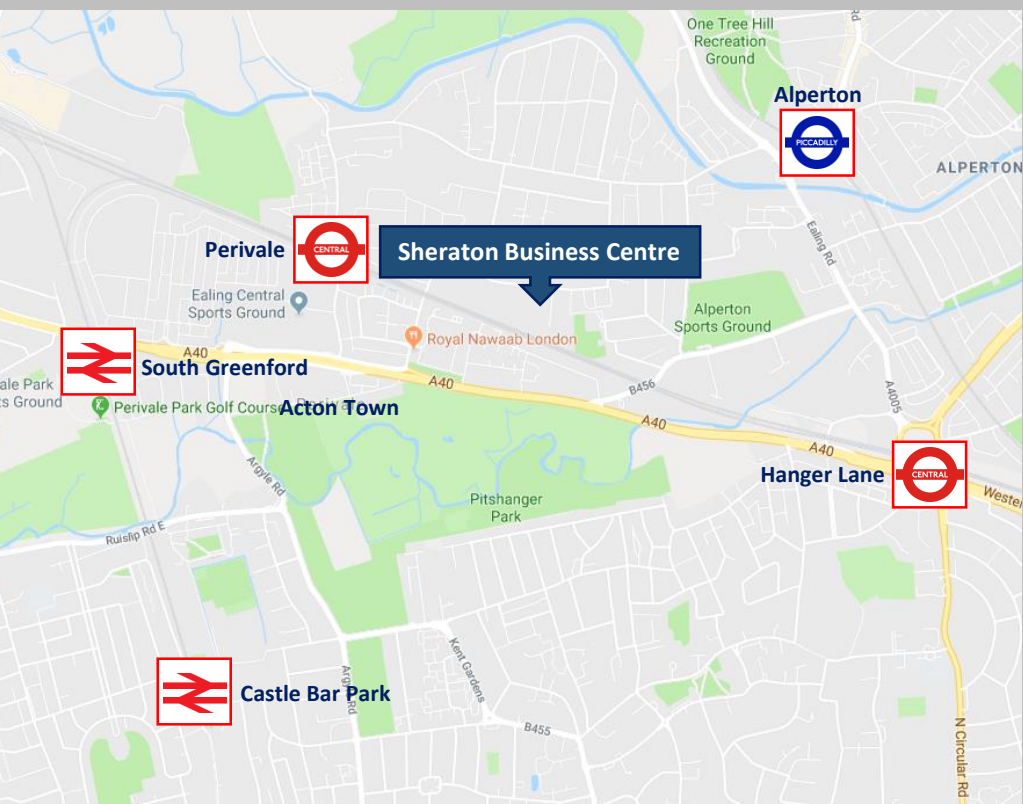


Units 18a – 18b Sheraton Business Centre, Wadsworth Close, Perivale UB6 7JB

Location

The Sheraton Business Centre comprises an estate of industrial/warehouse and light industrial business units. The estate is located on the south side of Wadsworth Road at its junction with Wadsworth Close.

The estate is within an established industrial area and is easily accessible to the A41 Western Avenue at either the Hoover Building junction or Hanger Lane. The A406 North Circular Road is close by as is the M1 Motorway.



Red demise line for illustrative purposes only



A40 – Western Avenue	0.6 miles
A406 – North Circular	1.7 miles
M4 – Junction 1 Chiswick	5.8 miles
M40 – Junction 1 / M25 - Junction 16	10.0 miles



Perivale (Central)	0.6 miles
Alperton (Piccadilly)	0.9 miles
Hanger Lane (Central)	1.3 miles
South Greenford (British Mainline)	1.5 miles

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The Property

The units are currently under construction and are due to be completed by Q3 2019 and will provide two 2-storey business units with electric roller shutter loading doors, new windows at first floor level, an insulated roof, separate pedestrian entrances and car parking.

Accommodation

The property offers the following approximate Gross External Accommodation: -

Unit 18a	Sq. Ft.	Sq. M.
Ground Floor	1,314	122.1
Approximate First Floor	1,314	122.1
TOTAL	2,628	244.2

Unit 18b	Sq. Ft.	Sq. M.
Ground Floor	1,314	122.1
Approximate First Floor	1,314	122.1
TOTAL	2,628	244.2
GRAND TOTAL	5,256	488.4

Amenities

Upon completion of the refurbishment works, we understand the properties will also benefit from the following amenities: -

- **Use classes: B1, B2 & B8 permitted**
- **Approximately 5m eaves height on ground floor**
- **3 phase power & LED Lighting**
- **Separate pedestrian entrance with security shutter**
- **Second floor office accommodation**
- **3.7m x 4.5m electric roller shutter loading door per unit**
- **Loading / car parking for 3-4 vehicles per unit**
- **2 WCs & a kitchenette per unit**
- **Suitable for a variety of business uses (subject to planning)**



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Leasehold

A new Full Repairing & Insuring (FRI) lease is available for a term to be agreed.

Rent

Unit 18a	£45,000 per annum exclusive.
Unit 18b	£45,000 per annum exclusive.
TOTAL	£90,000 per annum exclusive.

Rates

To be assessed upon completion of the construction works - further details available from the agents.

All applicants are advised to make their own enquiries through the local billing authority.

VAT

We have been advised that VAT is not applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

An EPC is to be commissioned upon completion of the construction works.

Viewing

Strictly through prior arrangement with joint sole agents Vokins.



www.vokins.co.uk

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Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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