SELF-CONTAINED DETACHED UNIT | YARDS TO FRONT & REAR





34,421 sq ft (3,198 sq m)

TO BE FULLY REFURBISHED | AVAILABLE Q1 2020

LOCATION

Wadsworth Road is an established industrial area located approximately 1/2 mile from the A40 with access into Central London (10 miles) and the M40/M25 (9.7 miles). Perivale Underground Station (Central Line) is approx 1/2 mile away.

DESCRIPTION

Unit 17 is a secure self-contained industrial / warehouse unit with cross loading to the front and rear. The building is a detached steel portal frame with a combination of dock-level and level access loading doors.

REFURBISHMENT

The Landlord will commence refurbishment works in early 2020. This will include an upgraded roof (over-sheeting), LED lighting, creating additional ground level loading doors and electric charging points. There is an opportunity to incorporate any specific occupier requirements subject to the refurbishment programme, covenant and lease terms.







SPECIFICATION



7.2M CLEAR HEIGHT



YARDS TO FRONT & REAR



GROUND LEVEL LOADING TO REAR



2 DOCK LEVEL LOADING DOORS



GROUND AND FIRST FLOOR OFFICES

LOCATION

The property comprises the following aapproximate gross external area:-

	SQ M	SQ FT
GROUND FLOOR	2,966	31,924
FIRST FLOOR	232	2,497
TOTAL	3,198	34,421

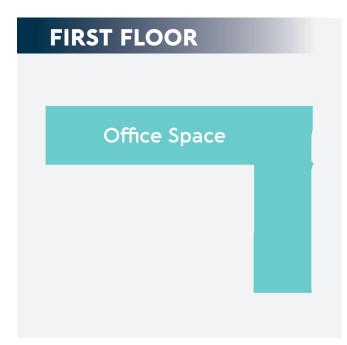
EPC AVAILABLE UPON REQUEST

TERMS

A new FRI lease on terms to be agreed.

BUSINESS RATES

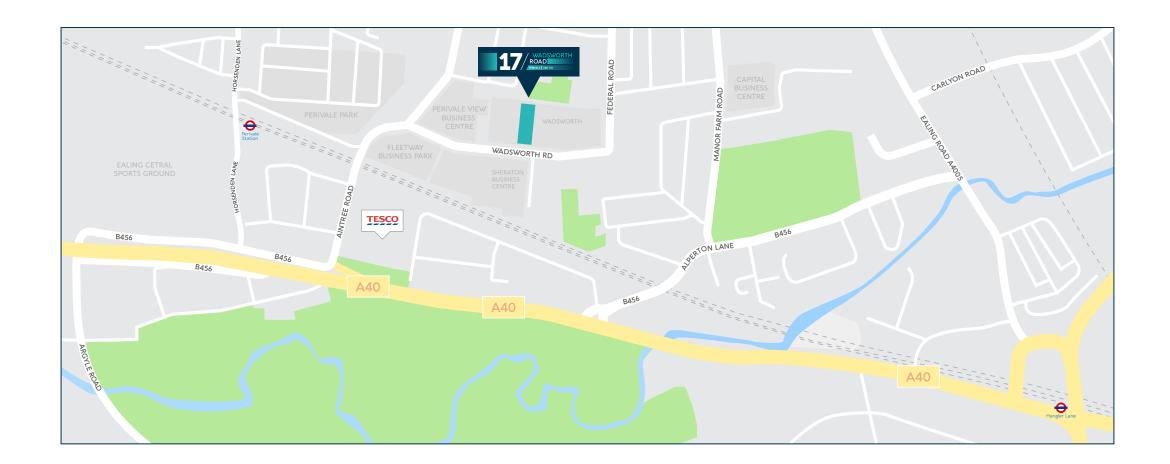
All enquiries should be made through the London Borough of Ealing.





GROUND FLOOR







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