

SELF-CONTAINED DETACHED UNIT | YARDS TO FRONT & REAR



**17**

**WADSWORTH  
ROAD**

PERIVALE | UB6 7JD

**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

02

SELF-CONTAINED DETACHED UNIT WITH YARDS TO FRONT & REAR

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



## LOCATION

The property comprises the following approximate gross external area:-

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

EPC AVAILABLE UPON REQUEST

## TERMS

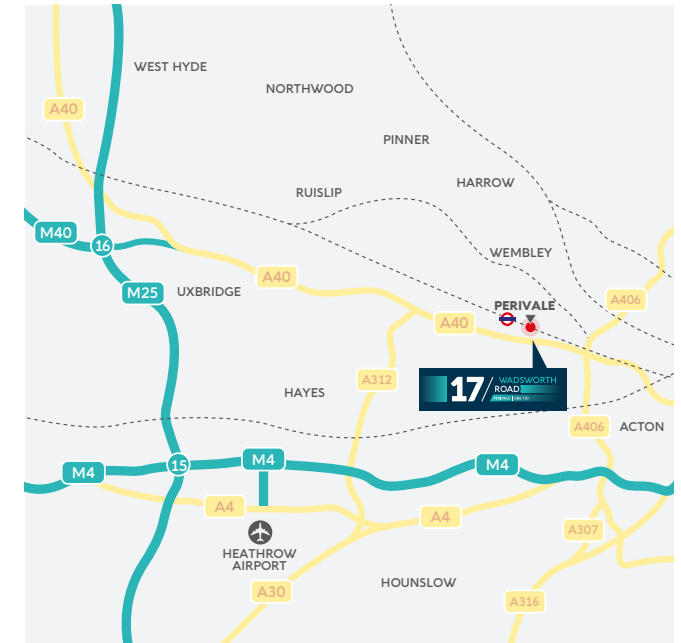
A new FRI lease on terms to be agreed.

## BUSINESS RATES

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

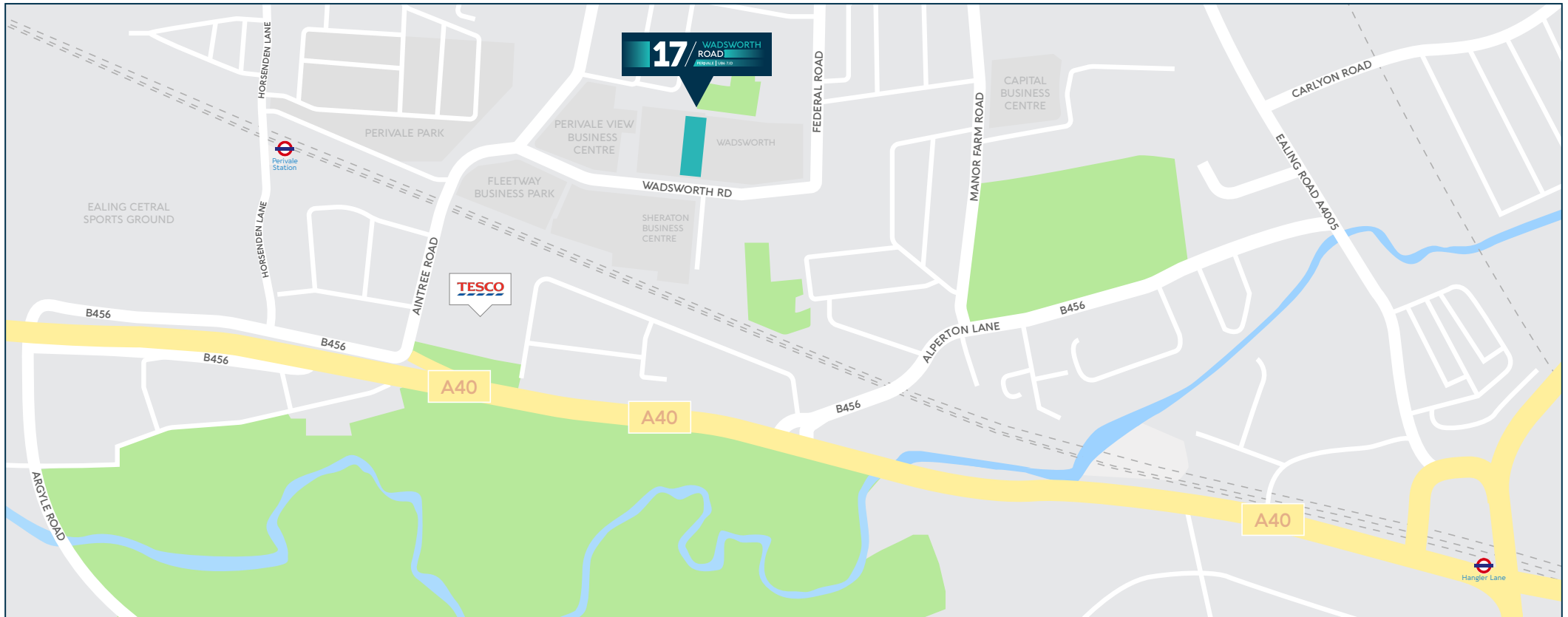
## FIRST FLOOR

Office Space



## GROUND FLOOR





**MONTAGU EVANS**  
 5 Bolton Street, London, W1J8BA  
**020 7493 4002**  
 www.montagu-evans.co.uk

**Paul Londra**  
 020 7312 7550  
 paul.londra@montagu-evans.co.uk

**Jody Smith**  
 020 7866 8696  
 jody.smith@montagu-evans.co.uk

**Altus Group**  
**01753 689000**  
 www.altusgroup.com/property

**Alex Kington**  
 01753 689000  
 alex.kington@altusgroup.com

**Callum Moloney**  
 01753 561807  
 callum.moloney@altusgroup.com

