

020 7629 8501

FOR SALE

Unit 9 Wharfside Industrial
Estate
Rosemont Road
Alperton
HA0 4PE



 Grant Mills Wood
chartered surveyors

www.grantmillswood.com

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Well located

Business Unit close to Alperton London Underground Station.

Description

The property comprises an end of terrace business unit of steel portal frame construction with clad elevations. Access is via an electric up and over shutter or separate staff entrance. The property has been fitted out to an excellent specification and benefits from the following amenities, 3 phase power, air conditioning, alarm, male and female WCs, kitchenette, perimeter trunking, suspended ceilings, and recessed lighting.

Externally there is a small yard area and parking for at least 3 vehicles.

Location

Wharfside Industrial Estate is situated at the junction of the A4089 Ealing Road and the A4005 Bridgewater Road, approximately half a mile from the Hanger Lane Gyratory. The area benefits from direct access on to the A40, A406 North Circular Rd and subsequently the M1, M40 and M4 Motorways.

The property benefits from excellent public transport links with Alperton Bus Garage located directly opposite the entrance to estate. Alperton London Underground Station (Piccadilly Line) is also within minutes' walk of the unit providing access into Central London and to Heathrow Airport

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Warehouse / Storage	2,076	192.87	Available
1st - Offices	1,757	163.23	Available
Total	3,833	356.10	

Price

£1,095,495 Plus VAT if payable.

Business Rates

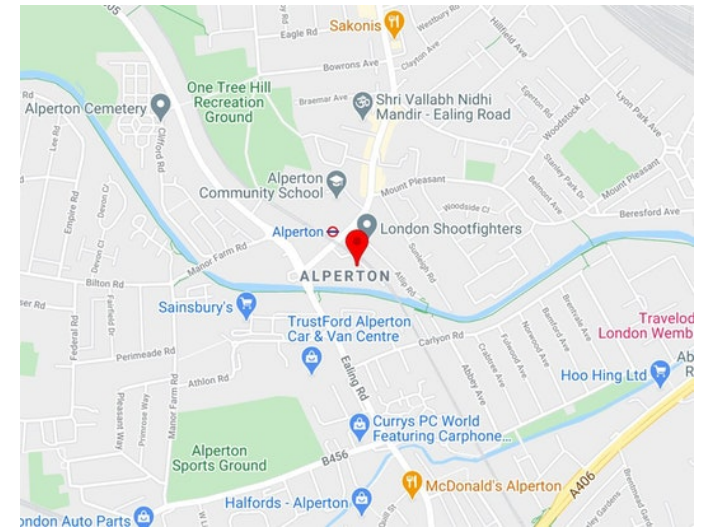
Rates payable: £18,463 per annum (based upon Rateable Value: £37,000)

Service Charge

n/a

EPC

Upon Enquiry



Enquiries & Viewings

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