



Unit A3

Bridge Road Industrial Estate, Bridge Road, Southall, UB2 4AB

BRAND NEW UNIT TO LET IN SOUTHALL

4,268 to 8,536 sq ft
(396.51 to 793.02 sq m)

- Brand new unit with lower breeze block elevations and steel cladding under a pitched steel roof
- Two permanent conveyor belts
- Internal stair access
- First floor is of permanent steel and concrete installation
- Ground floor height 3.7m
- vacant possession
- Loading bay and parking to the front

Summary

Available Size	4,268 to 8,536 sq ft
Rent	£22.50 per sq ft
Business Rates	Interested parties are advised to confirm the rating liability with the Local Authority on 0300 1231384
Service Charge	N/A
Car Parking	Loading bay and car parking to the front
VAT	To be confirmed
EPC Rating	Upon Enquiry

Description

The property comprises a newly built steel portal frame parade of three two storey self contained industrial units with lower breeze block elevations and steel cladding under a pitched steel roof. The unit features warehouse space over ground and first floor with two permanent conveyor belts and internal stair access. The first floor is a permanent steel and concrete installation. The ground floor has a full clear height of 3.7m and the first floor extends to a 7.4m pitch down to 3.1m eaves at front/rear elevation. Each individual unit is subdivided by a full height breeze block wall. The unit benefits from a roller shutter (3.5m) to the front and all windows are double glazed. There is a yard to the front of the property. With each unit demised the relative front portion of yard for access and parking.

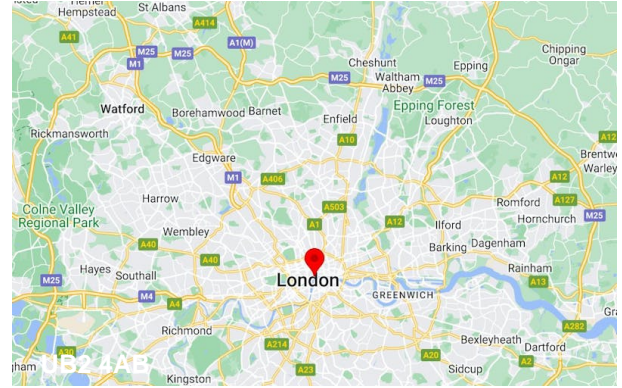
Location

The subject property is located in Southall within the London Borough of Ealing in West London. The property is approximately 12 miles north west of Central London. The property is situated in a gated self contained industrial estate called Bridge Industrial Estate, leading off from the east side of Bridge Road. The local surroundings comprise a range of industrial uses across B2 and B8 across a variety of parks. The immediate locality is reasonably established, with Charles House and Grand Union Way providing B2B products sales in an area of critical commercial massing. Major local industrial sites include Greenford Park to the east which is home to distribution. The property is situated in close proximity to Junction 3 of the M4 motorway via the A312 (The Parkway) which leads towards Junction 15 of the M25. Southall Railway Station is situated 0.4 miles west of the subject property providing national rail services to London Paddington, with a journey time of only 15 minutes. Heathrow is located approximately 5.6 miles south west of the subject property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	4,268	396.51	Available
1st - Warehouse	4,268	396.51	Available
Total	8,536	793.02	



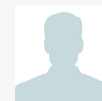
Viewing & Further Information



Harkirat Sohal

01234567890 | 07777777777

testing+6220-Harkirat-Sohal@tlgd.co.uk



Ankur Lakhanpal

01234567890 | 07777777777

testing+7473-Ankur-Lakhanpal@tlgd.co.uk