

FREEHOLD FOR SALE

COGENT
REAL ESTATE

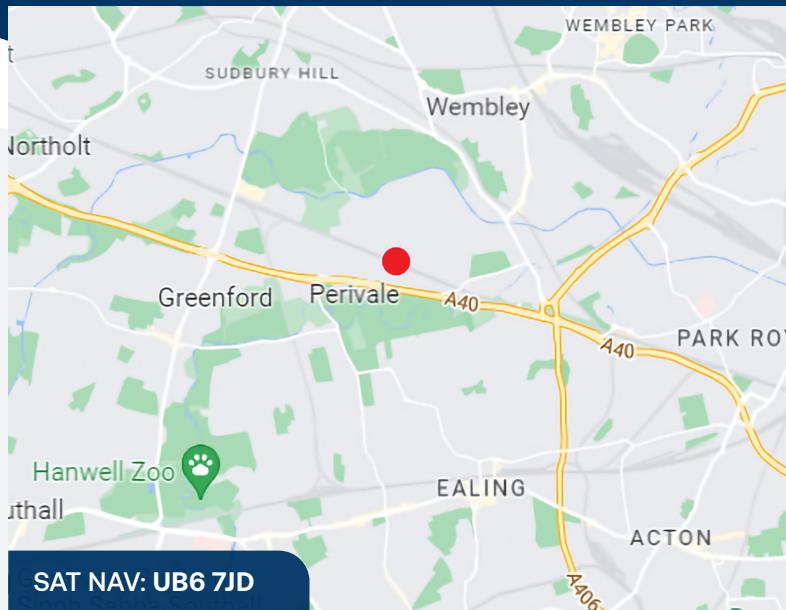


**INDUSTRIAL / WAREHOUSE UNIT – 23,232 SQ FT
INCOME PRODUCING AND WITH DEVELOPMENT POTENTIAL**

STEWKLEY HOUSE, UNIT 2 WADSWORTH ROAD, PERIVALE UB6 7JD

COGENTRE.CO.UK

FOR SALE 23,232 SQ FT



DESCRIPTION

Stewkley House is a prominent, detached warehouse / industrial unit of brick and block construction with a metal clad front elevation, set out over ground and part first floor. To the rear of the property is a separate, detached two storey building comprising 8 individual units for studios, storage or office space, and 4 high spec offices on the ground floor.

The accommodation provides a balance of part open plan and part cellular floorspace with a minimum ground floor height of approx 4m, with 3 phase power, 115 solar roof panels, w.c's and car parking to the front. Goods access is via the side of the unit where there is a roller shutter loading door with pedestrian access along both sides of the building.

The property has good development potential (subject to planning) for industrial and also residential given the large scale residential development to the rear of the premises next to Tesco, where a new 16 storey apartment block has recently been constructed comprising approximately 278 new homes.

TERMS

The property is available on a freehold basis.

LOCATION

The property is prominently positioned on Wadsworth Road which is located at the centre of the Perivale industrial estate and situated just off the A40 between Uxbridge and Park Royal. This location has excellent access to Hanger Lane, the North Circular Road, A40, M40, M4 and M25 motorways, and of course central London.

Perivale Underground station (Central Line) is within walking distance and there are regular bus services all around the area. Alperton Station (Piccadilly Line) is within approximately 1 mile.

TENANCY

The property is income producing and let out to various tenants on 6 – 12 month licence agreements. Further details are available upon request.

EPC

Available on request.

PRICE

On application.

ACCOMMODATION

The property provides the following approximate floor areas.

	SQ FT	SQ M
Ground Floor	13,294	1,234.98
First Floor	4,450	413.45
Rear Unit	5,488	509.8
TOTAL approx	23,232	2,158.23

NB:

Plans have been drawn up for additional first floor accommodation of approx 8,844 sq ft.

FURTHER INFORMATION

For further details please contact:

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