

FREEHOLD FOR SALE

COGENT
REAL ESTATE

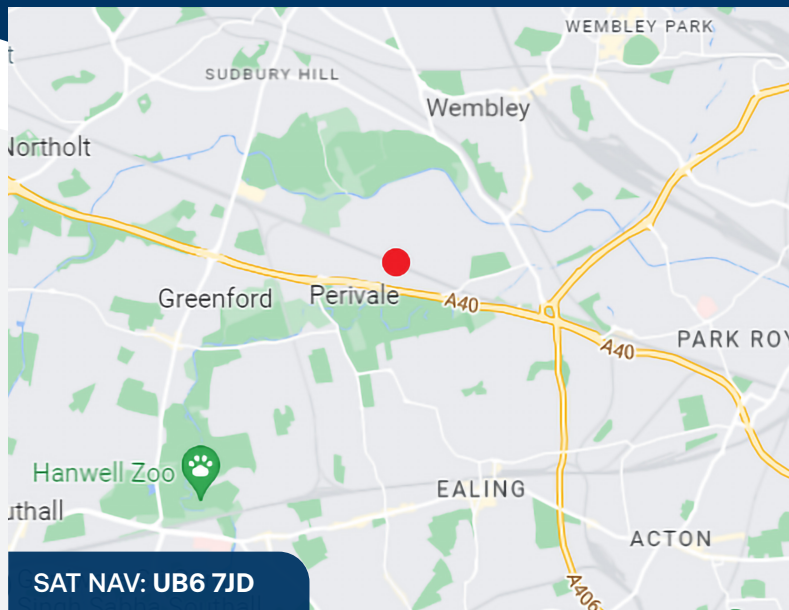
STEWKLEY HOUSE

**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**



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.

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.

FURTHER INFORMATION

For further details please contact:

David Peck
07976 423 611
dp@cogentre.co.uk

Tom Lowther
07939 836 117
tl@cogentre.co.uk

COGENT
REAL ESTATE

0203 369 4000
COGENTRE.CO.UK

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.