



TO LET

Unit 5, Phoenix Trading Estate,
Bilton Road, Alperton UB6 7DZ



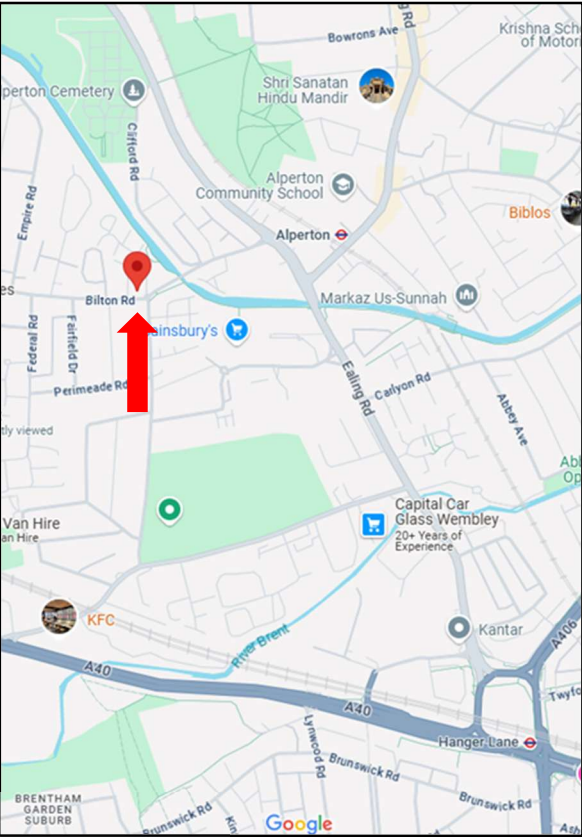
Warehouse Opportunity

7,035 sq ft / 654 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps

Location

The Phoenix Trading Estate is prominently located on Bilton Road, which can be accessed via Manor Farm Road or Wadsworth Road. The estate benefits from excellent road connectivity, with the North Circular Road (A406) and the Western Avenue (A40) both within close proximity, providing direct access to Central London, the M1, and the wider national motorway network.

Public transport links are strong, with Alperton (Piccadilly Line) and Perivale (Central Line) Underground Stations within walking distance. The area is also well served by a number of local bus routes.

Description

The property comprises an end-of-terrace, self-contained industrial / warehouse unit of steel portal frame construction with part brick and part profile metal clad elevations. The property has a pitched roof with an eaves height of 7.5m rising to 8.5m at the apex. Access to the warehouse is via a full-height electric roller shutter loading door, opening onto a forecourt which provides 5 allocated car parking spaces.

The unit has recently undergone a comprehensive refurbishment to include, new LED lighting, new roller shutters, upgraded facilities, and an epoxy resin finish to the warehouse floor. The property also benefits from ancillary office accommodation situated at first floor level, three phase power and a capped gas supply.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of **£150,000 per annum** exclusive plus VAT if payable. Subject to Contract.

Floor Areas

	Sq ft	Sq m
Ground floor Warehouse	6,302	585.50
First Floor - Office/ Kitchenette	732	68.06
Total	7,035	653.57

Rates

The Rateable Value is £70,000. The rates payable for 2025/26 are £38,220. Interested parties are to make their own enquiries via The London Borough of Ealing

Legal Costs

Each party is to bear their own legal costs.

EPC

This property has an EPC rating of B (46)

Viewing

Viewings - strictly by appointment through joint sole agents Grant Mills Wood and Montagu Evans 020 7493 4002:-



David Theobald
davidt@grantmillswood.com
07974 231 352



Ben Batchelor
benb@grantmillswood.com
07423 181 840

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Ealing. May 2025.

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