



TO LET

Unit 24, Wadsworth Business Centre,
21 Wadsworth Road, Perivale,
UB6 7LQ



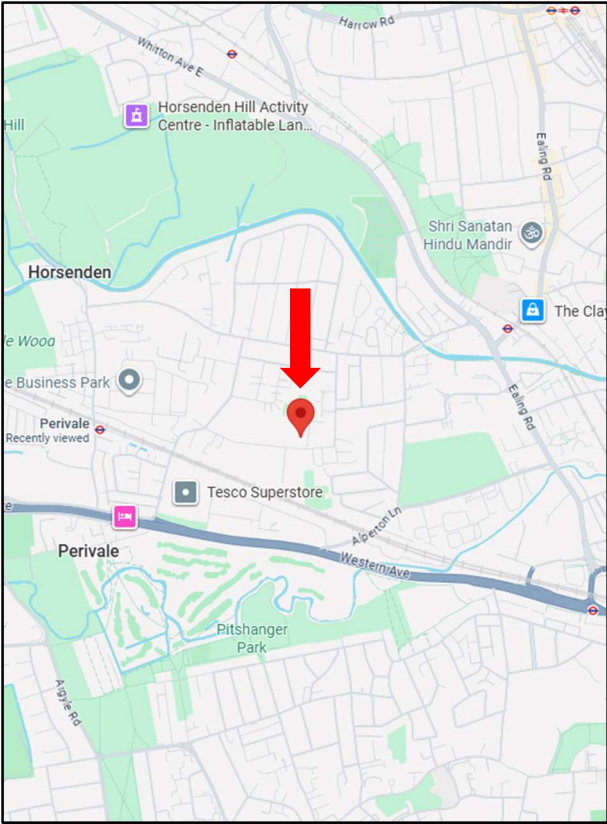
Warehouse / Business Opportunity

1,196 sq ft / 111 sq m

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Business rates - Interested parties are advised to make their own enquires via the London Borough of Ealing. June 2026.

Location

Wadsworth Business Centre is prominently situated on Wadsworth Road in Perivale, an established West London industrial and trade location. The estate benefits from excellent road connectivity, with good access to the A40 Western Avenue, the A406 North Circular Road, the M40 and M25 motorways providing efficient links into Central London, Heathrow Airport and the wider national motorway system.

The area is well served by public transport; Perivale (Central Line) and Alperton (Piccadilly Line) London Underground Stations are within walking distance.

Description

This unit comprises a mid-terrace two storey industrial/ business unit of brick and blockwork construction, under a north light roof. Internally, the property benefits from warehouse accommodation on the ground floor together with fitted office accommodation on the first floor. The unit benefits from a clear height of 3.2m on the ground floor and 2.6m on the first floor. Access to the warehouse is gained via an up-and-over loading door (2.6m high and 3.3m wide), serviced by a dedicated loading bay. The unit also benefits from WC & kitchenette facilities, air conditioned office accommodation, allocated car parking spaces, a capped gas supply, water, and three-phase power.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £24,000 per annum, exclusive of rates and VAT. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Warehouse	602	55.2
First Floor - Office	594	55.9
TOTAL	1,196	111.1

Rates

The rateable value is £25,250. The rates payable for 2026/7 are £10,908. Interested parties should make their own enquiries via the London Borough of Ealing.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood: -



David Theobald
davidt@grantmillswood.com
07974 231 352



Ben Batchelor
benb@grantmillswood.com
07423 181 840

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