



**FOR SALE**

**17 Aintree Road, Perivale,  
UB6 7LA**



**Video Link**

**B2/B8 Opportunity with  
Secure Yard  
10,340 sq ft**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

**17 Aintree Road, Perivale, Greenford, UB6 7LA**

**Floor Areas (GIA)**

	Sq ft	Sq m
Ground Floor – Warehouse / Kitchen / Restaurant	9,211	856
First Floor – Office	1,129	105
<b>Total</b>	<b>10,340</b>	<b>961</b>
Yard	3,321	309

**Income**

The warehouse/yard, first-floor office and restaurant / commercial kitchen are let on three individual leases (further information available on request). The total income from the 3 leases is currently **£131,400**.

**Location**

The property is prominently located on Aintree Road in Perivale, West London. Access is via the A40 Western Avenue at its junction with Teignmouth Gardens (B452) and Bideford Avenue. The property benefits from excellent transport links to Central London, the M40 and M25 motorway networks. The Hanger Lane Gyrotory System is approximately 1.5 miles from the property.

The area is well served by public transport with bus routes passing close to the premises. Perivale Underground Station (Central Line) is within walking distance and provides a regular service to Central London.

**Description**

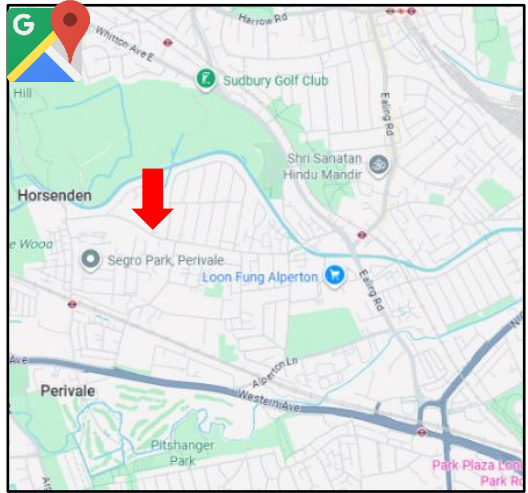
The property comprises a single storey warehouse / industrial unit with mezzanine floor together with integral ground (converted to a café / restaurant now Class E and commercial kitchen) and first floor office accommodation.

The warehouse is of steel truss frame construction with brick and blockwork wall and benefits from,

- Minimum height of 3.5m
- Kitchenette
- Roof Light
- First Floor Office Space
- WC Facilities
- 3 Phase Power
- Gas Supply
- Several roller shutters
- Private Secure Yard

**Terms**

Offers are invited in excess of £2,650,000 exclusive plus VAT - *Subject to Contract*.



**Legal Costs**

Each party is to bear their own legal costs.

**EPC**

An EPC is available upon request

**Rates\*\***

- Unit A – [Click here](#)
- Unit B – [Click here](#)
- Unit C – [Click here](#)

**Viewing**

Viewings - strictly by appointment through Grant Mills Wood:-



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\*\* Interested parties are advised to make their own enquires via the VOA.

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