



Unit A3 Bridge Road Industrial Estate, Bridge Road, Southall, UB2 4AB

SUMMARY

Brand new unit with lower breeze block elevations and steel cladding under a pitched steel roof

Two permanent conveyor belts

Internal stair access

First floor is of permanent steel and concrete installation

Ground floor height 3.7m

vacant possession

Loading bay and parking to the front

DESCRIPTION

The property comprises a newly built steel portal frame parade of three two-storey self-contained industrial units with lower breeze block elevations and steel cladding under a pitched steel roof.

The unit features warehouse space over ground and first floor with two permanent conveyor belts and internal stair access. The first floor is a permanent steel and concrete installation. The ground floor has a full clear height of 3.7m and the first floor extends to a 7.4m pitch down to 3.1m eaves at front/rear elevation. Each individual unit is subdivided by a full height breeze block wall.

The unit benefits from a roller shutter (3.5m) to the front and all windows are double glazed. There is a yard to the front of the property. With each unit demised the relative front portion of yard for access and parking.

LOCATION

The subject property is located in Southall within the London Borough of Ealing in West London. The property is approximately 12 miles north-west of Central London. The property is situated in a gated self-contained industrial estate called Bridge Industrial Estate, leading off from the east side of Bridge Road.

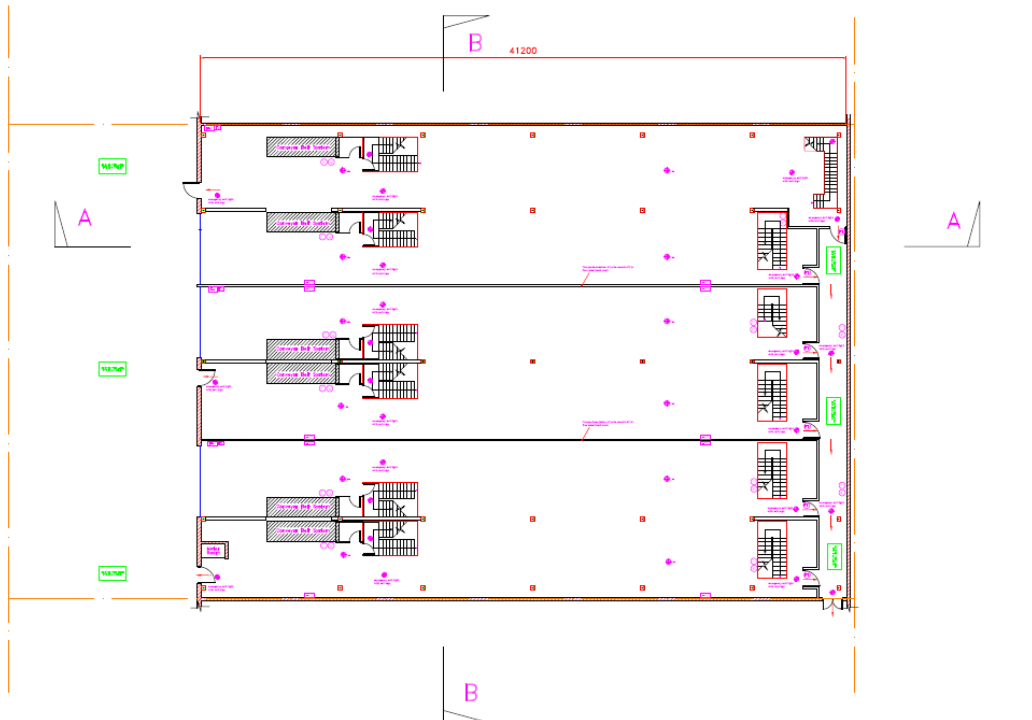
The local surroundings comprise a range of industrial uses across B2 and B8 across a variety of parks. The immediate locality is reasonably established, with Charles House and Grand Union Way providing B2B products sales in an area of critical commercial massing. Major local industrial sites include Greenford Park to the east which is home to distribution

The property is situated in close proximity to Junction 3 of the M4 motorway via the A312 (The Parkway) which leads towards Junction 15 of the M25. Southall Railway Station is situated 0.4 miles west of the subject property providing national rail services to London Paddington, with a journey time of only 15 minutes. Heathrow is located approximately 5.6 miles south-west of the subject property.

LEGEND

Smoke & heat control system complying to BS5839 Part 1

- Smoke Detector
- Heat Detector
- Carbon Detector
- Fire Alarm Panel
- Audio Visual
- Fire Alarm Sounder
- Carbon Dioxide Detector
- Voice Evacuator
- Fire Blanket
- Fire Door
- Battery backed emergency lighting with exit sign which interlocks with fire door
- Break Glass
- Toilet Vent
- Emergency Exit
- Reserve Vent
- Override Switch
- Minimum 30 minute fire protection enclosure



NOTES

Pad base foundations 2m x 2m x 1m depth to be verified on site on excavation and soil investigation to check load bearing capacity
All dimensions to be verified on site

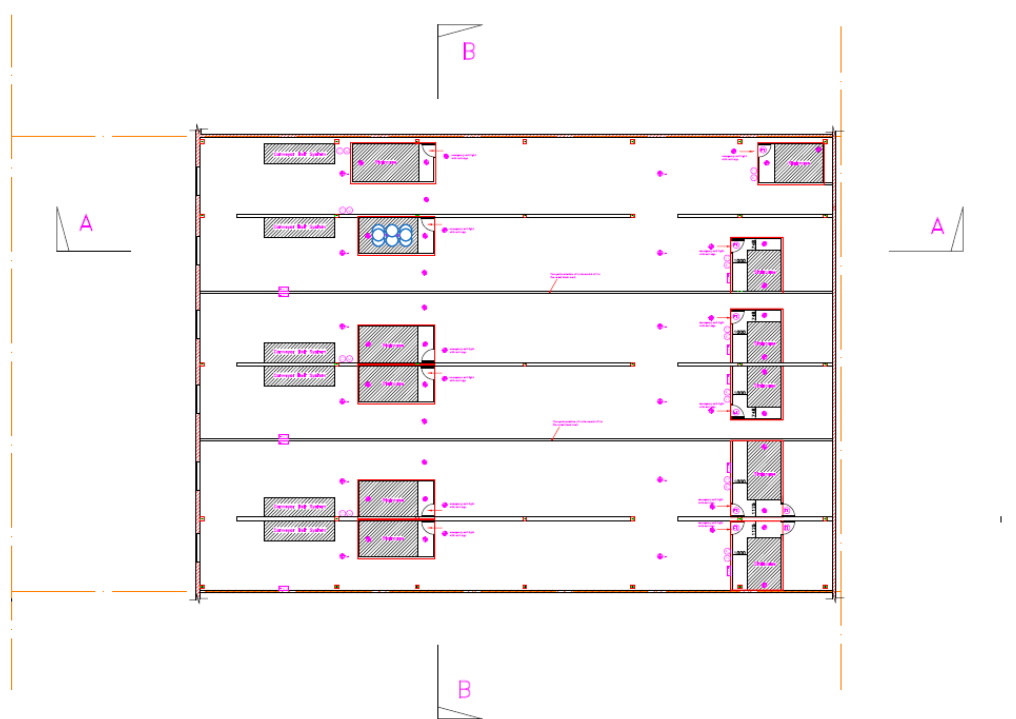
PROPOSED GROUND FLOOR PLAN

Gill & Associates Ltd. SITE 1, LEADING HOUSE 13 BRIDGE ROAD LONDON, W5 3SE		PROPOSED GROUND FLOOR PLAN	
DRAWN: BSS	DATE: 10.07.22	STORAGE UNITS BRIDGE ROAD SOUTHALL	
CHECKED:	SCALE:	FIG. NO.:	DWG. NO. DCAC 004
DESIGN:	SCALE: 1:200	HEET:	4

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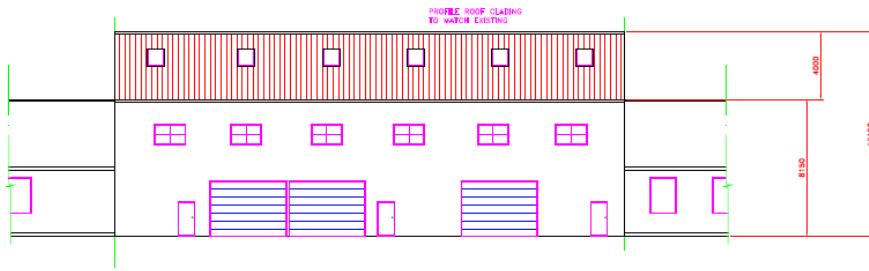


NOTES

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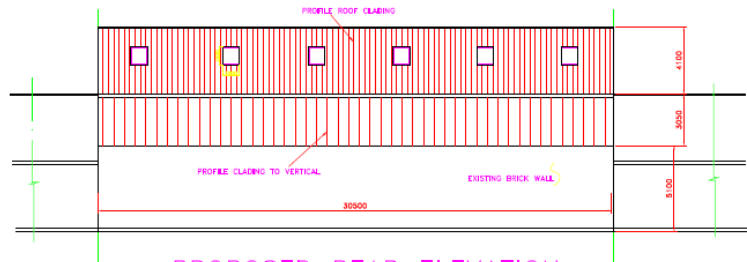
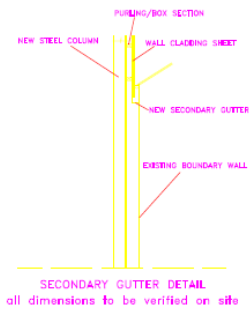
PROPOSED FIRST FLOOR PLAN

Gill & Associates Ltd. SITE 1, LEADING HOUSE 13 BRIDGE ROAD LONDON, W5 3SE		PROPOSED FIRST FLOOR PLAN	
DRAWN: BSS	DATE: 10.07.22	STORAGE UNITS BRIDGE ROAD SOUTHALL	
CHECKED:	SCALE:	FIG. NO.:	DWG. NO. DCAC 005
DESIGN:	SCALE: 1:200	HEET:	4

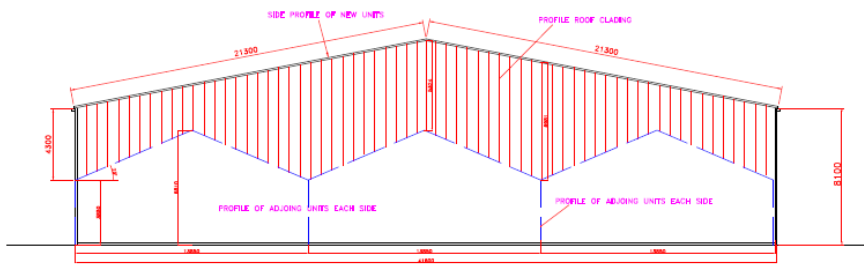


PROPOSED FRONT ELEVATION

NOTES
All dimensions to be verified on site

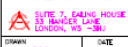


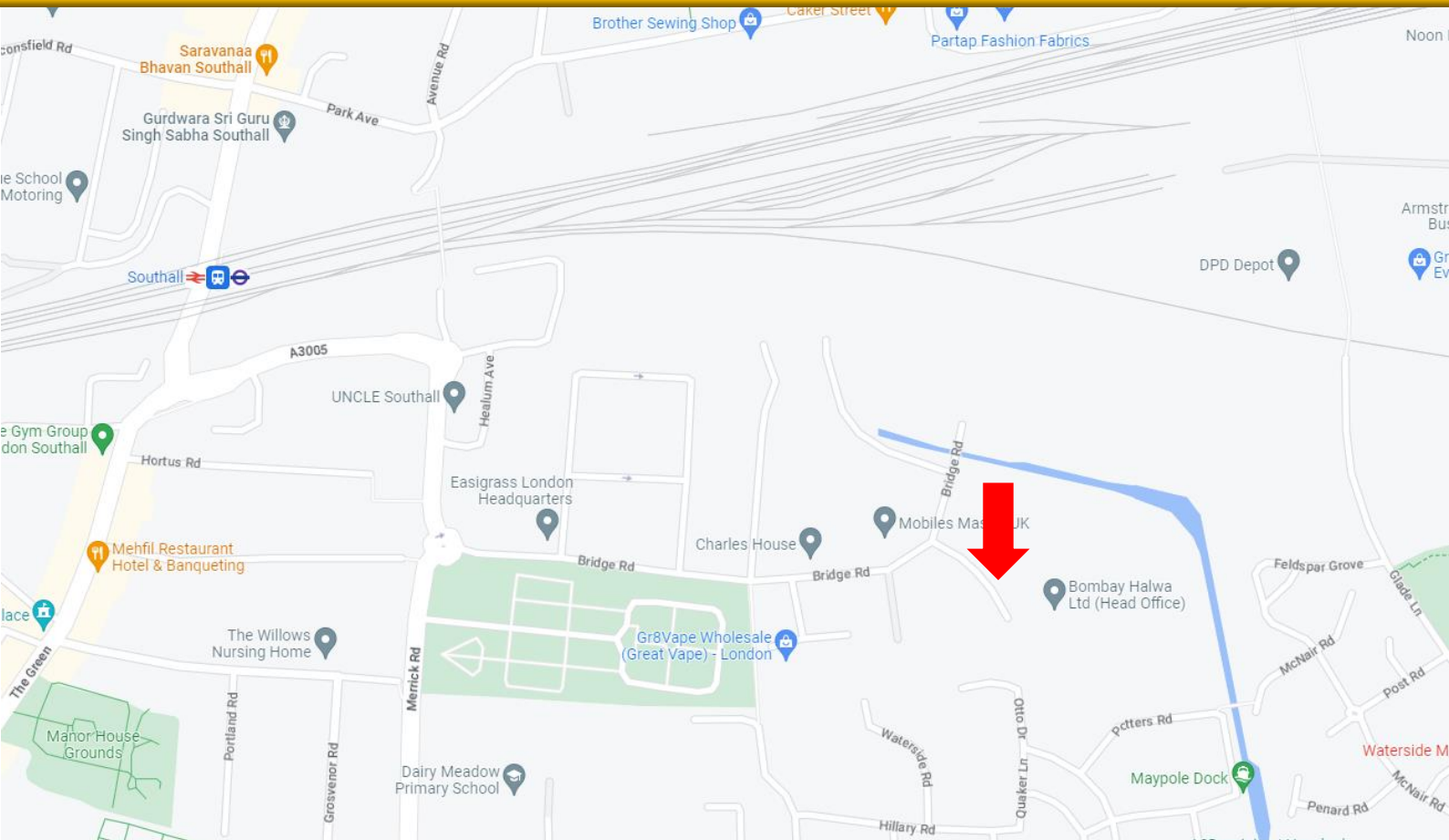
PROPOSED REAR ELEVATION



PROPOSED SIDE PROFILE LEFT & RIGHT

PROPOSED ELEVATIONS
FOR CUTTING SCHEDULE OF WALL CLADDING

Gill & Associates Ltd.		PROPOSED ELEVATIONS	
 SITE 2, BAKING HOUSE 81 BRIDGE ROAD LONDON, W6 9SE		STORAGE UNITS BRIDGE ROAD SOUTHALL	
CLIENT	BSS	DATE	16.07.22
DRAWN		REV	FROM NO.
DESIGN		SCALE	1:200
			NO 4



ACCOMODATION

The following breakdown indicates the area's and dimensions of the unit:

DESCRIPTION	FLOOR	AREA sqm	AREA sqft
Unit A3	Ground	396.51	4268
	First	396.51	4268
TOTAL		793.02 sqm	8,536 sqft

TENURE

To Let

Rent £22.50 per sqft

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on 0300 1231384

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Monarch Commercial nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.