

RARE FREEHOLD OPPORTUNITY
1,291 SQ FT
WAREHOUSE FOR SALE / TO LET

COGENT
REAL ESTATE

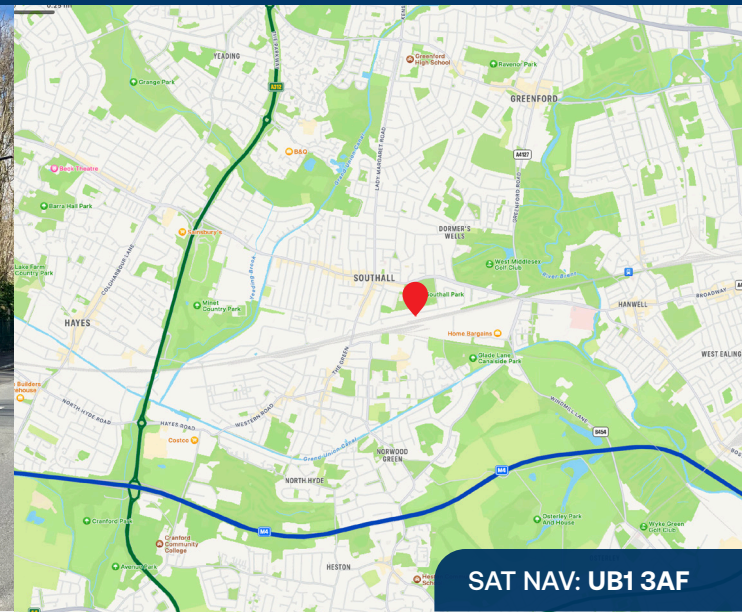


**UNIT 5 BARRETT INDUSTRIAL PARK,
PARK AVENUE, SOUTHALL UB1 3AF**

**FOR SALE /
TO LET**

COGENTRE.CO.UK

1,291 SQ FT - FOR SALE / TO LET



LOCATION

Barrat Industrial Park is located just off the A4020 Uxbridge Road on Park Avenue, midway between the M4 to the south and the A40 Western Avenue to the north. The A312 Hayes By-Pass which provides access to both the M4 (J3) and the A40 at Target Roundabout is located just 1.8 miles away.

Southall Elizabeth Line Train Station is within walking distance just 0.5 miles away and Southall Broadway, providing an array of Town Centre amenities, is located less than 1.0 mile away.

TENURE

Available by way of a 999 year virtual freehold with 959 years unexpired subject to a ground rent of £100 payable per annum.

EPC

Available upon request.

ACCOMMODATION

Comprising the following Gross External GEA Floor Areas

UNIT 5 GEA (approx)	SQ FT	SQ M
GF Warehouse	1,291	119.93
Plus 1st Floor Mezzanine	1,291	119.93

PRICE

Price upon application

LEGAL COSTS

Each party to bear their own legal costs.

SPECIFICATION

- End of terrace unit
- Prominently located at entrance to estate
- Max eaves height 5.13m
- Electric loading door 3.0m (w) x 3.5m (h)
- 3 Phase power
- Gas supply
- LED lighting
- Kitchenette & WC
- Concrete floor in good condition
- Carpeted mezzanine floor with fitted office/storage
- Translucent rooflights
- Security shutters to shop front / rear fire door
- Generous service yard
- 5 parking spaces + communal parking

VIEWINGS

Strictly by appointment via the agents Cogent Real Estate.

FOR FURTHER DETAILS PLEASE CONTACT:

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