



## Unit 6F, Beaver Industrial Park

Brent Road, Southall, UB2 5FB

### Modern High Bay Warehouse / Industrial Unit

# 2,164 sq ft

(201.04 sq m)

- Max eaves height of 7.5m
- 24/7 Access
- Electric loading door
- Loading bay
- 3 phase power
- W/C & kitchenette
- First and second floor mezzanines
- Close proximity to M4 & M25
- Close proximity to Heathrow Airport

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Summary

Available Size	2,164 sq ft
Price	£1,150,000
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	Approximately £1,896 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Location

Beaver Industrial Estate, Southall is located in a prime West London area, just North of the M4 and East of the M25. Accessed via Brent Road, the units benefit from the close proximity of the M4 (J3, 0.9 miles), Southall railway station (1.3 miles), Hounslow West tube station (2.1 miles / Piccadilly Line) and Hayes & Harlington main line station (1.9 miles) with services to Reading (32 minutes) and Paddington (18 minutes).

Description

The premise comprise a modern mid-terraced warehouse / industrial unit of steel portal frame construction with external metal cladding to a mono pitched roof incorporating translucent roof panels. The unit has an eaves height of approximately 7.5m and benefits from allocated parking and loading bays. The current occupier has fitted the unit to their requirement and have fully utilised the height by installing two levels of mezzanine.

Tenure

Freehold.

Accommodation

All measurements are approximate and measured on a gross external area basis.

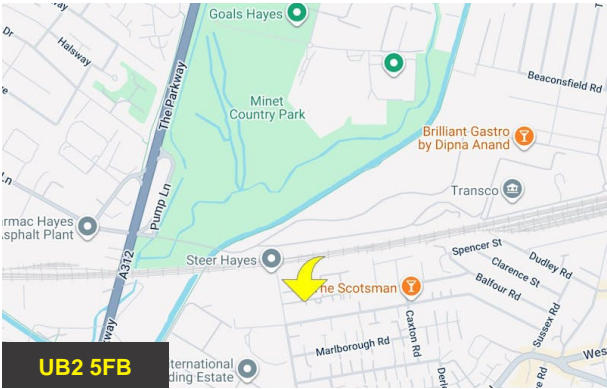
Description	sq ft	sq m
Ground Floor Warehouse	1,615	150.04
First Floor Office / Storage	549	51
TOTAL (GEA)	2,164	201.04
First Floor Mezzanine	1,516	140.84

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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