



## Unit 1A Beaver Industrial Park

Brent Road, Southall, UB2 5FB

### Detached Industrial / Warehouse Unit For Sale

**8,894 sq ft**  
(826.28 sq m)

- 8m eaves height
- 1 full height level access door
- VRF comfort cooling & heating to offices
- 9 car parking spaces
- 24/7 access
- Generous yard space

# Unit 1A Beaver Industrial Park, Brent Road, Southall, UB2 5FB

## Summary

Available Size	8,894 sq ft
Price	£3,650,000
Rates Payable	£56,055 per annum RV - April 2026
Rateable Value	£128,000
Service Charge	On application
EPC Rating	Upon enquiry

## Description

Unit 1A Beaver Industrial Park comprises a detached warehouse / industrial unit of steel portal frame construction with profile sheet metal clad elevations and brick ground and first floor offices. Clear open plan warehouse with ancillary offices on ground floor and fitted offices to 1st floor. 3 phase electric and full height electrically operated loading door. 9 parking spaces and a yard space to the rear.

## Location

The premises are located in a prime West London area, just North of the M4 and East of the M25. Accessed via Brent Road, the unit benefits from excellent connections: Southall and Hayes & Harlington stations (Elizabeth Line) are within walking distance. The unit is also ideally located close to Western International Market.

## Accommodation

The accommodation comprises the following areas:

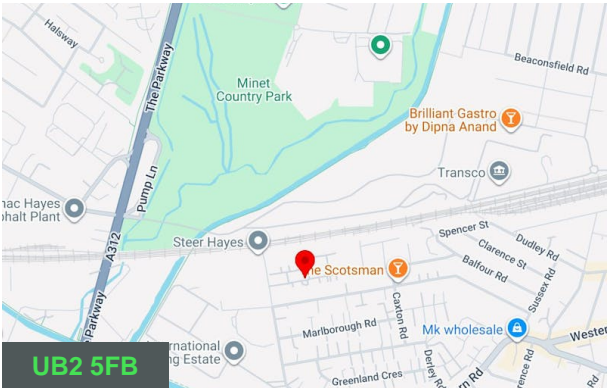
Name	sq ft	sq m
Ground - Warehouse	5,884	546.64
Ground - Office / Ancillary	1,505	139.82
1st - Office	1,505	139.82
Total	8,894	826.28

## Viewings

Strictly by appointment via the sole agents.

## Legal Costs

Each party to bear their own legal costs.



## Viewing & Further Information



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