



**Unit 5, Bridge Business Centre**  
Bridge Road, Southall, UB2 4AY

**Warehouse / Industrial Unit**

**2,385 sq ft**

(221.57 sq m)

- Clear height of 2.7m
- Double shutter access
- Allocated parking spaces
- Mezzanine storage
- 3 Phase power & gas
- Concrete floor
- First floor offices
- Close proximity to M4
- Close proximity to Southall Station (Elizabeth Line)

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## Summary

<b>Available Size</b>	2,385 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Interested parties are advised to contact the local Council
<b>Service Charge</b>	TBC
<b>VAT</b>	All prices are subject to VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Bridge Business Centre is situated on Bridge Road with access via the A3005 in turn linking directly to the A4020, Uxbridge Road giving access to Central London, Uxbridge and Junction 3 of the M4 via the A312 Parkway. Within close proximity to the vibrant town centre of Southall and Southall mainline station which leads directly into London Paddington and connecting the wider underground network.

## Description

Bridge Business Centre comprise of brick and blockwork construction with profile steel cladding to a pitched roof, arranged over two floors with the ground floor offices and warehouse with office accommodation above. The unit benefits from a loading bay and allocated car parking.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## Accommodation

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

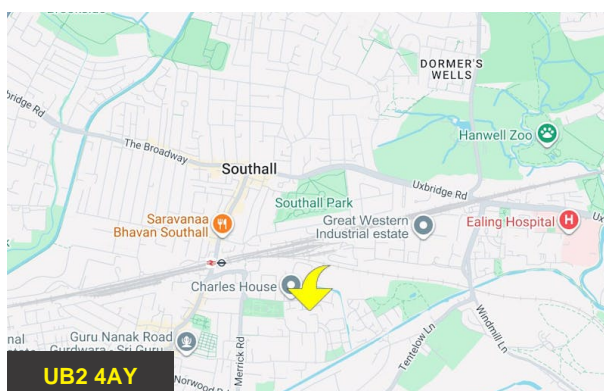
Description	sq ft	sq m
Warehouse	2,008	186.55
First Floor Office	377	35.02
Total	2,385	221.57
Mezzanine	1,631	151.52

## 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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