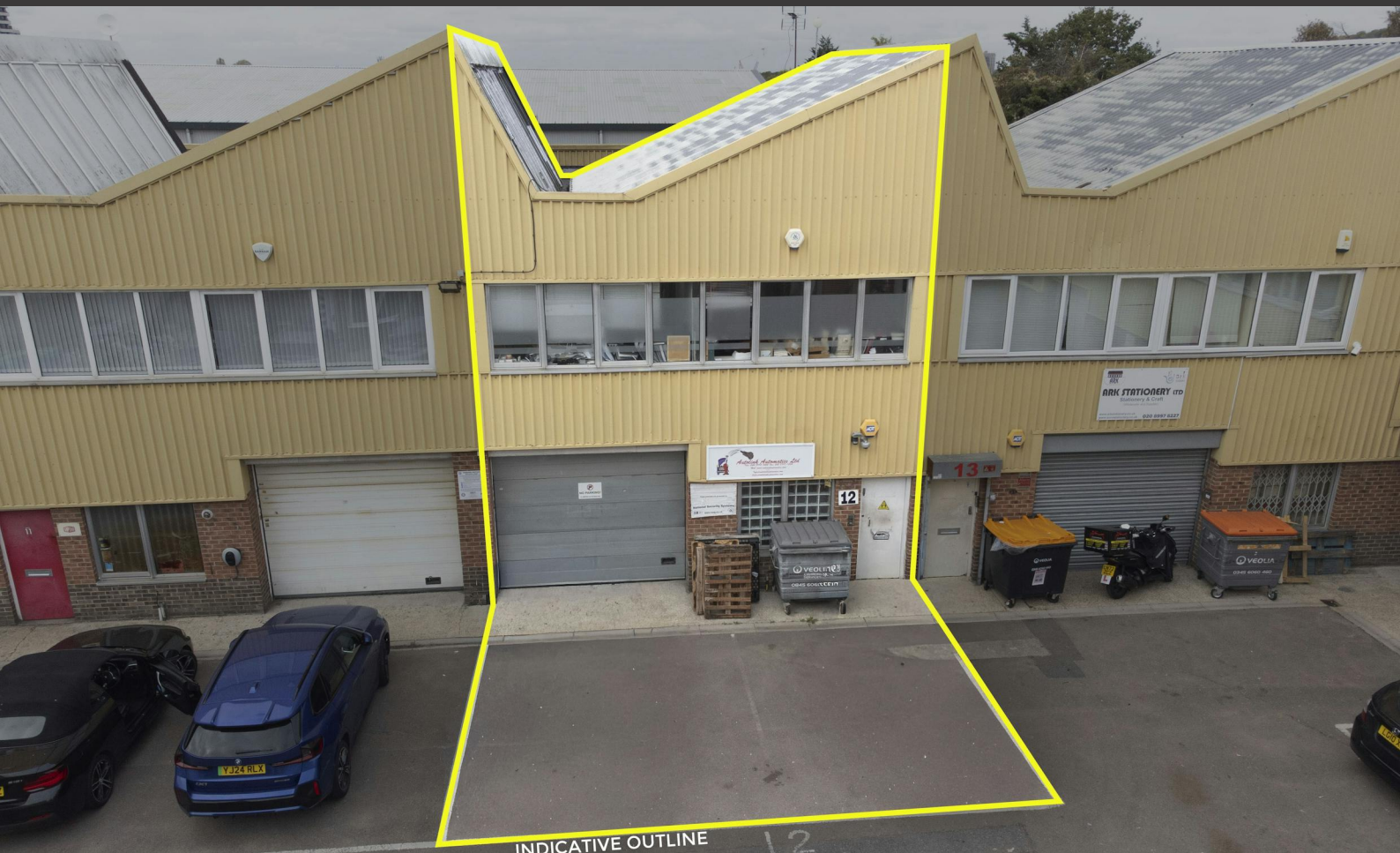




Unit 12, Wadsworth Business Centre
Wadsworth Road, Perivale, UB6 7LQ

Two Storey Business Unit

1,890 sq ft

(175.59 sq m)

- Roller shutter door
- Dedicated loading bay
- Allocated parking spaces
- 3 Phase power
- W/C & Kitchenette
- Ancillary office accommodation
- Direct access to the A40 & A406
- Walking distance to Perivale UG Station (Central Line)

Unit 12, Wadsworth Business Centre, Wadsworth Road, Perivale, UB6 7LQ

Summary

Available Size	1,890 sq ft
Price	£595,000
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Service Charge	TBC
VAT	VAT will be payable if applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated on the well-known Wadsworth Business Centre located on Wadsworth Road within Perivale Industrial District, which has excellent access to the A40 via Bideford Avenue which provides a direct route into Central London and to the wider motorway networks to include the M1, M40, M25 and M4. Both Perivale (Central Line) and Alperton (Piccadilly Line) Underground Stations are within walking distance while the area is well serviced by various bus routes.

Description

The unit comprises of a modern warehouse facility primarily of brick and blockwork construction to a pitched roof. Access to the warehouse is via roller shutter door and dedicated parking is available to the front of the property. Situated over 2 floors with storage/production to the ground floor and offices or further storage to the first floor. In addition further archive storage is available within the roof.

Tenure

Long Leasehold / Virtual Freehold - The property is held on a long lease for a term of 999 years from 29th September 1989.

Accommodation

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

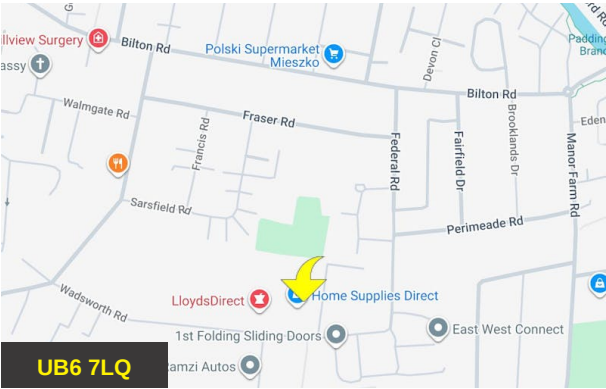
Description	sq ft	sq m
Ground Floor Warehouse	945	87.79
First Floor Office	945	87.79
TOTAL	1,890	175.59
Additional 2nd Floor Storage	500	46.45

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



Amar Picha
020 8075 1237 | 07426 474470
amp@telsar.com



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com