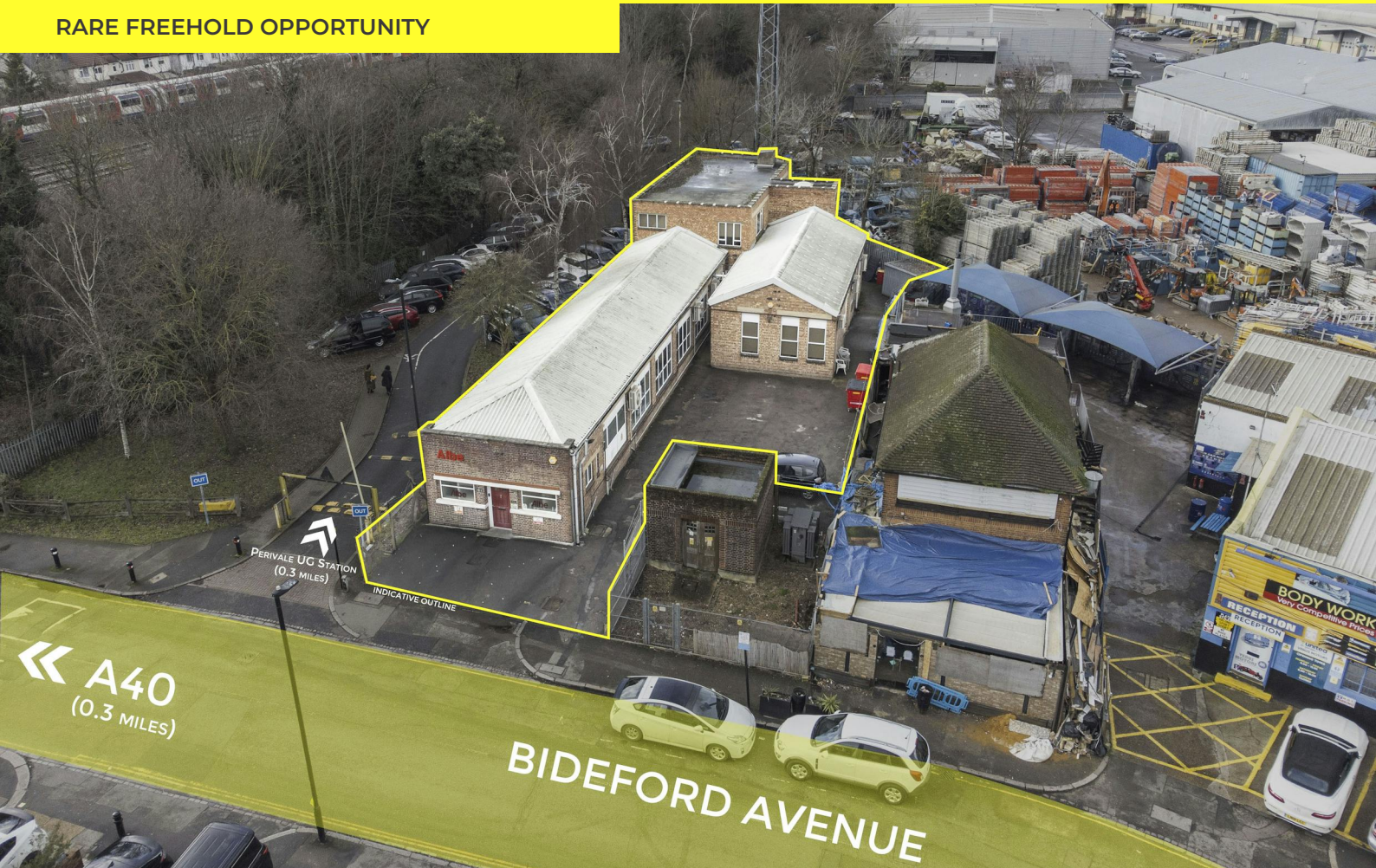


FOR SALE

PROMINENTLY LOCATED INDUSTRIAL / WAREHOUSE BUILDING WITH
SECURE GATED YARD

RARE FREEHOLD OPPORTUNITY



51 Bideford Avenue

Perivale, UB6 7PR

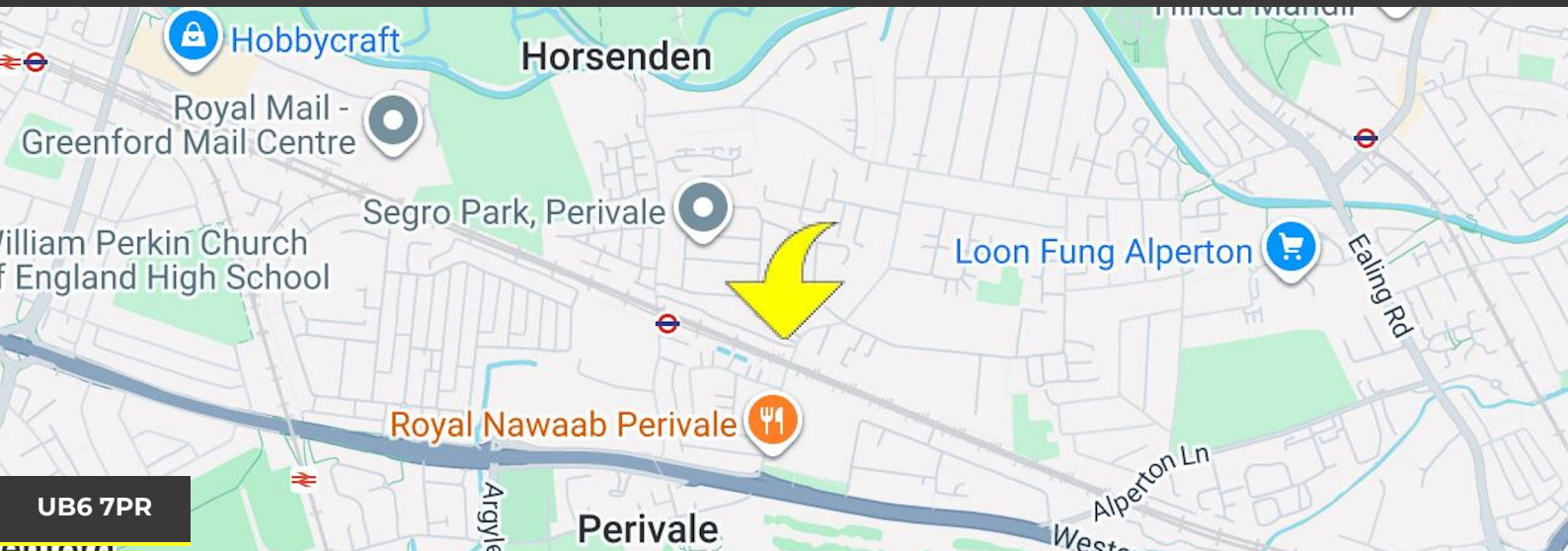
5,350 SQ FT (497.03 SQ M)

- Maintained in an excellent condition
- Secure gated yard
- 2x Loading doors
- Centralised compressed air system (Available throughout the entire ground floor)
- CCTV & ADT security system
- Male & female WC facilities
- Fitted office accommodation
- Walking distance to Perivale UG Station (Central Line)
- 2.75m eaves height to suspended ceilings with further height above
- On-site parking
- 3 Phase power & gas
- Air-conditioning (Available throughout the entire facility)
- LED lighting throughout
- 2x Kitchenettes
- Close proximity to A40

Location

The property is prominently situated at the start of Bideford Avenue within the established Perivale Industrial Estate, a well-regarded and strategically located industrial area in North West London. Perivale is located approximately 11 miles west of Central London and benefits from excellent road communications via the A40 Western Avenue, providing swift access to the A406 North Circular Road, M40, M4, and M25 motorway network.

Heathrow Airport is approximately 9 miles to the west. Public transport facilities are also available, with Perivale Underground Station (Central Line) within close proximity, together with a number of bus routes serving the area. The Perivale industrial market continues to experience strong occupier and investor demand due to limited availability of freehold stock.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse / Production	4,110	381.83
First Floor Offices	1,241	115.29
TOTAL	5,350	497.03
Site Area	7,100	659.61

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



Summary

Available Size	5,350 sq ft
Tenure	Freehold
Price	£1,500,000
Business Rates	Interested parties to contact the London Borough of Ealing to obtain this figure.
Legal Fees	Each party to bear their own costs
VAT	Not applicable
EPC Rating	Upon enquiry

Description

The property comprises a self-contained freehold industrial / warehouse building of steel-truss construction with ancillary first-floor office accommodation. The accommodation is arranged to provide a predominantly open-plan ground floor warehouse in a well maintained condition, with a well-configured office element above. Externally, the property benefits from on-site parking together with a secure gated yard providing good access, two loading doors and operational functionality.

Travel Distances

A40 - 0.3 miles

A406 - 1.7 miles

Perivale Underground Station (Central Line) - 0.3 miles (Approx. 6 min walk)

Central London - 10.8 miles

Source: Google Maps

Tenure

Freehold.

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.



For further information or to arrange a viewing, please contact sole agents:

Jack Pay
020 8075 1238
jp@telsar.com

Tom Boxall
0208 075 1239
tb@telsar.com

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.