



Unit 7 Trident Way

International Trading Estate, Southall, UB2 5LF

Flexible Lease - Warehouse To Let

27,126 sq ft
(2,520.09 sq m)

- 24 hour estate security
- 5m eaves
- 16 car parking spaces
- Roller shutter door
- Two storey offices

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Summary

Available Size	27,126 sq ft
Rent	£13.50 per sq ft
Rates Payable	£85,176 per annum
Rateable Value	£156,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

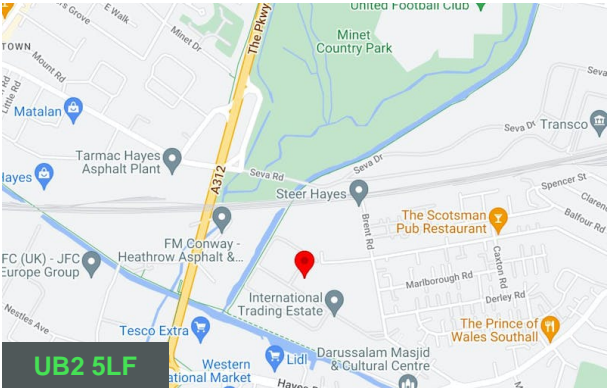
Name	sq ft	sq m	Availability
Unit - Warehouse	20,732	1,926.07	Available
Unit - Office	6,394	594.02	Available
Total	27,126	2,520.09	

Description

The premises comprise a mid terrace warehouse/industrial unit of steel frame with brick infill under a pitched roof. To the front of the warehouse is a two-storey office pod.

Location

International Trading Estate is situated on the border of Hayes and Southall approximately 1.5 miles to the north east of junction 3 of the M4. The estate is within 1 mile of the A312 (Hayes By Pass), which is the main link road between the M4 (Junction 3) and the A40 (M40). The estate itself is accessed off Brent Road which joins Western Road and Hayes Road, which links into the A312. Heathrow Airport is in close proximity and is accessed via the A312/A30 or via junction 4 of the M4.



Viewing & Further Information



Callum Moloney
07815 692996
callum.moloney@logixproperty.com



Alex Kington
07717 704 538
alex.kington@logixproperty.com

Patrick Rosso (Colliers)
+44 1895 457714 | 07825 571048

Isa Naeem (Colliers)
07889 432972

