To Let / For Sale



2A Beaver Industrial Estate

Southall, UB2 5FB

Industrial / Warehouse Unit with Large Self-Contained Yard - For Sale (May Let)

17,397 sq ft

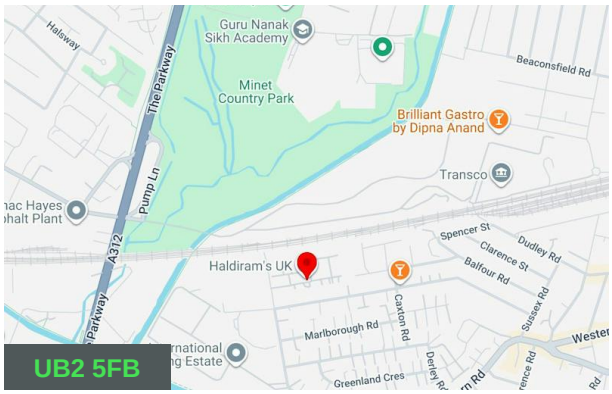
(1,616.23 sq m)

- 2 full height electric loading doors
- Secure fenced yard
- 8.5m eaves rising to 11.75m
- 27m yard depth
- 24/7 access
- End of terrace
- c.9,500 sqft Mezzanine Available

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Summary

Available Size	17,397 sq ft
Price	£7,000,000 VAT not applicable
Rates Payable	£110,880 per annum
Rateable Value	£231,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry





Description

Unit 2A Beaver Industrial Park comprises a semi-detached warehouse of steel portal frame construction with profile sheet metal clad elevations and brick ground, first and second floor offices. The unit is equipped with 3 phase electricity and two full height electrically operated loading doors, alongside a large, self-contained yard/loading area. Images edited using AI.

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 / Ancillary	14,251	1,323.96
1st - Office	1,573	146.14
2nd - Office	1,573	146.14
Total	**17,397**	**1,616.24**

Viewings

Strictly by appointment via the sole agents.

Viewing & Further Information



Callum Moloney
07815 692996
callum.moloney@logixproperty.com



Charlie Hadden
07960 355 053
charlie.hadden@logixproperty.com

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