david charles
property consultants

**TO LET**

# 112-116 Church Road

Northolt, UB5 5AE

## Modern, clean storage space to let on flexible lease

**7,485 sq ft**
(695.38 sq m)

- Flexible lease
- Office and welfare facilities
- Northolt Underground Station (0.4 Miles)
- South Ruislip (0.7 Miles)
- Immediate Access to the A312

020 8866 0001

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# 112-116 Church Road, Northolt, UB5 5AE

## Summary

| | |
|---|---|
| **Available Size** | 7,485 sq ft |
| **Rent** | £95,000 per annum |
| **Business Rates** | N/A |
| **VAT** | Applicable |
| **EPC Rating** | B (40) |

## Description

The premises comprises 7,485 ft.$^2$ of storage accommodation. The building is of steel frame construction with metal clad elevations and skylight windows. The central bay has an eaves height of approximately 4.0 and ridge height of 5.0m. There is a fitted office area to the front of the premises and welfare/canteen facilities. Parking is available externally.

## Location

The property is situated on Church Road (A312) in Northolt, a well-established prominent commercial location within the London Borough of Ealing, approximately 0.8 miles north-east of Northolt town centre. Northolt Underground Station is approximately 0.4 miles to the south-west, providing access to the Central Line with direct services into Central London and connections across the wider London Underground network. Northolt Park Railway Station is approximately 1.2 miles to the north-west, providing National Rail services towards London Marylebone and High Wycombe.

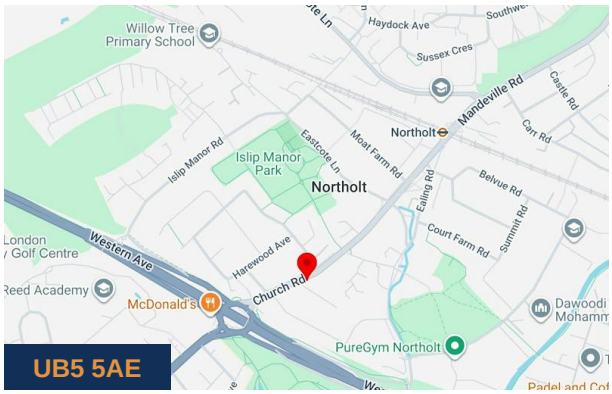
The property also benefits from excellent road communications, being located on the A312 (Church Road), which provides direct access to the A40 Western Avenue at the Target Roundabout approximately 0.5 miles to the north, connecting to Central London, the M40 motorway and the wider motorway network.

## Lease

The premises are available by way of a new flexible sub-lease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The ingoing tenant will be responsible for these costs.



## Viewing & Further Information

**Peter Amstell**
020 8429 9007
peter@davidcharles.co.uk

**Tom O'Malley**
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk



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