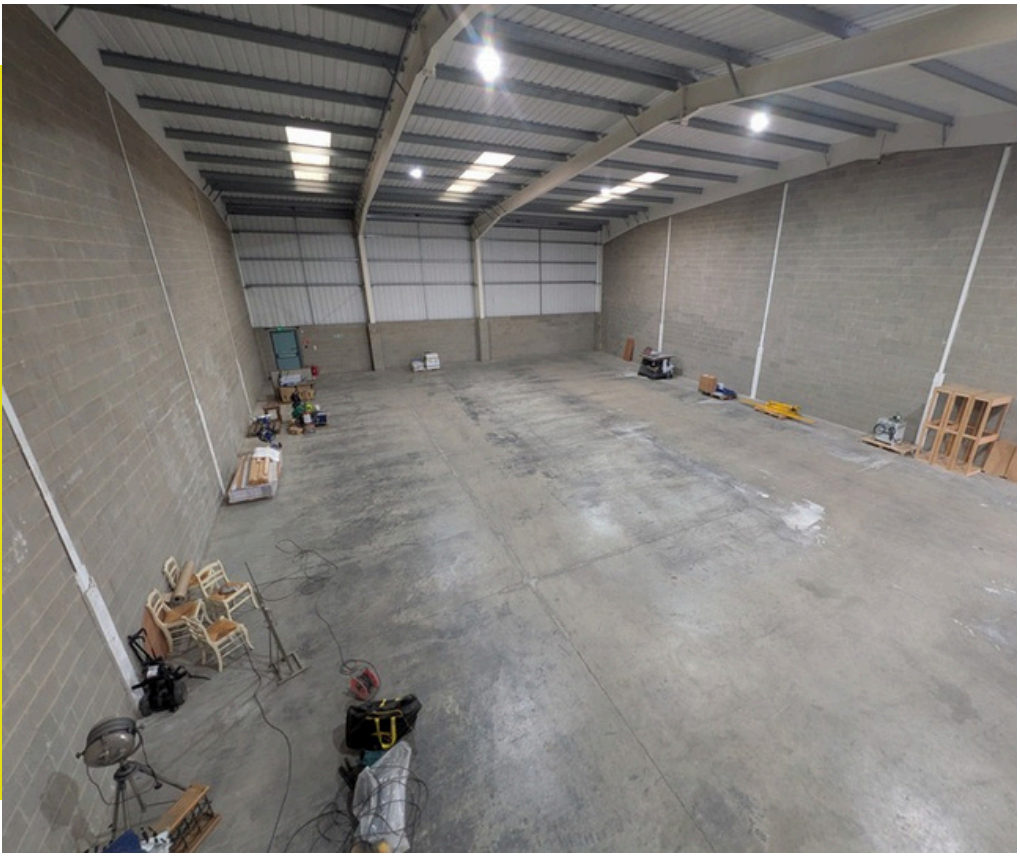
TO LET

Modern Warehouse/Industrial Unit

7,978 sqft (741.18 sqm) GEA







UNIT 2
NORTHOLT TRADING ESTATE
BELVUE ROAD, NORTHOLT UB5 5QS

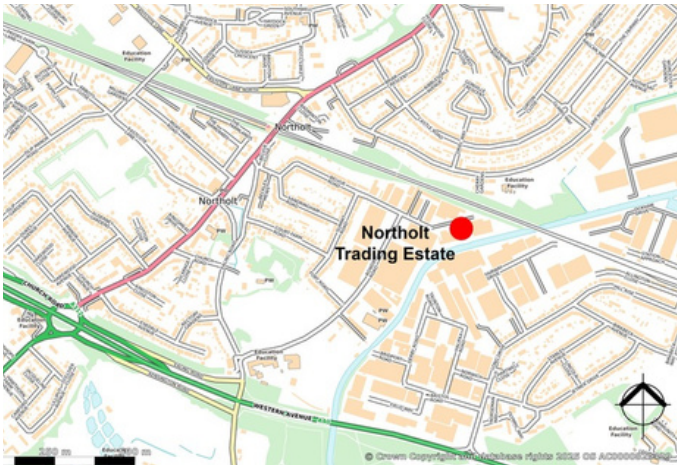
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TO LET - UNIT 2 NORTHOLT TRADING ESTATE, BELVUE ROAD, NORTHOLT UB5 5QS







Summary

- Modern Industrial, Warehouse, Trade Counter Premises
- 7,978 sqft (741.18 sq m) GEA
- Eaves 7m rising to 9.5m
- High quality fit out
- Rent on application
- New lease available directly from the landlord

Description

The premises comprise a modern industrial/warehouse unit offering a minimum clear working height of approximately 7 metres, rising to 9.5 metres at the apex. The property benefits from a full-height loading door, ground floor reception area, trade counter/office, WC and staff welfare facilities, together with a services and plant room.
At first floor level there is an open-plan office with kitchenette, supplemented by a small mezzanine office/storage area. Externally, the unit benefits from a dedicated loading bay, four car parking spaces and additional parking capable of accommodating one to two vans and one HGV.

Location

Northolt Trading Estate benefits from a prime West London location near the A40 Target Roundabout, providing excellent connectivity to Central London. The estate offers easy access to major transport hubs, including Heathrow Airport, and key motorway links – M25, M40, M4, and M1 – via the A40. Northolt Underground Station (Central Line) is a 5-minute walk away.

Accommodation

Comprising the following Gross External Floor Area (GEA)

		sq ft	sq m
Ground floor	Warehouse/ Ancillary	6,695	621.94
First floor	Office/ Kitchenette	968	89.93
Mezzanine	Store	315	29.31
Total		**7,978**	**741.18**

Specification

- Eaves height 7m rising to 9.5m
- Full height loading door
- 3 phase power
- Male, Female, Accessible WC's
- Warehouse lighting
- Fitted out offices with central heating
- Kitchenette
- CCTV
- 24/7 Access

Terms

Available by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rent

Rent: £155,000 per annum exclusive (£19.43 per sq ft).

Service Charge

The current service charge is £394 per quarter (Excl VAT).

Business Rates

Interested parties are advised to make their own enquiries.

EPC - Rated C.

VAT - The rent will be subject to VAT.

Viewings & Further information

AMRO COMMERCIAL REAL ESTATE



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