ASHTON FOX
COMMERCIAL

Unit 6 Wadsworth Business Centre, 21 Wadsworth Road, Perivale UB6 7LQ



TO LET a Light Industrial / Warehouse Unit
1,950 sq ft approx. New Lease Rent £35,000 pa exclusive

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS
A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS
Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
(ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location:
Wadsworth Business Centre, on Wadsworth Road is close to the Tesco Hoover Building and has easy access to the A40(M40) and to the A406 North Circular Road. The closest underground station is Perivale (Central Line) at 0.6m or a 13mt walk. Alperton Station (Piccadilly Line) is at 1.0m or a 23mt walk. There are also a multitude of bus routes on the surrounding roads. The business centre lies directly off the Wadsworth Road, entered through a tall archway, with units on either side and a wide, clear access in the centre for parking and deliveries even in container lorries which can go up to the unit.

Description:
The Warehouse Unit lies over 2 floors, with the ground floor being an open plan storage / industrial space, with a toilet and under stairs storage. It has a concrete floor and fluorescent lighting. The unit has a roller shutter, a level loading bay and dedicated forecourt parking.
The First Floor is carpeted with a suspended ceiling. It has a large open space in the middle, and 4 offices sectioned off on the sides, and a kitchenette. The unit has 3 phase electric.
Other features include a Roller shutter, level loading bay, a window with a shutter, which has been boarded from the inside, but can be glazed again if required, and a separate door entrance.
There is an extra storage space in the second-floor loft, accessed via a staircase, which is not included in the covered area.

Size:

Ground Floor	975 sq ft (90.58 sqm)
First Floor	975 sq ft (90.58 sqm)
TOTAL	1,950 sq ft (181.16 sqm)
GF Floor to Ceiling height	3.8m
Shutter Dimensions	H 3.0m x W 3.4m

Parking:
There is dedicated forecourt parking for 3 vehicles.

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Tenure:
Leasehold. A new f.r.and i. Lease will be given on terms to be agreed.

Legal Fee:
Each party to pay their own legal costs.

Rent:
£35,000 pa exclusive. No Vat.
Tenant to be responsible for their own electric and water costs (metered)

Rates:
The current Rateable Value is £39,750 (from 1 Apr 2026 to present) and the Rates payable are approximately £17,172 pa before any rebate is applied. This is only for guidance purposes, and interested parties are advised to rely on their own enquiries from the local council, London Borough of Ealing.

EPC:
Energy Performance Certificate can be provided upon request.

Amenities:

- Excellent location with quick access to A40 and A406
- Close to station
- Clear access for loading / unloading
- Self-contained spacious unit
- Extra loft storage space accessed via a staircase
- Forecourt parking for 3 vehicles
- New Lease
- Available soon

Availability & Viewing:
Available from 01 Dec. Early viewing is highly recommended. Viewing is by appointment only through sole agents ASHTON FOX COMMERCIAL. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk

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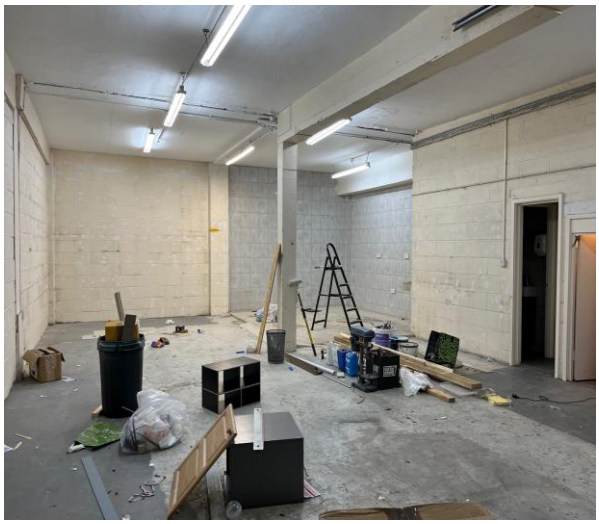



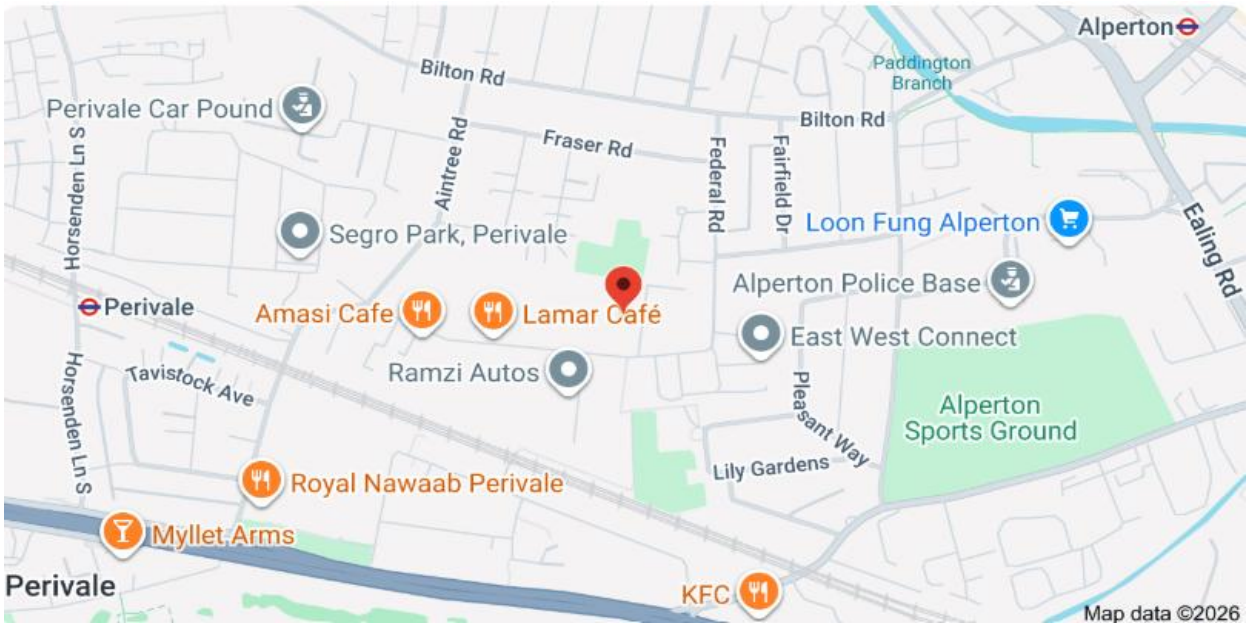

MISREPRESENTATION ACT 1967 & THE PROPERTY MISDESCRIPTIONS ACT 1991 –
Ashton Fox Commercial on behalf of themselves and for the vendors of this property whose agents they are, give notice that:
*1. These details provide a general guidance only. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute an offer or part of an offer or contract. 2. No person in the employment of Ashton Fox Commercial, has any authority to make any representation or warranty in relation to this property. 3. Any fixtures, fittings or equipment which are shown within the details have not been tested unless specifically said and prospective purchasers or tenants should satisfy themselves as to their condition. 4.*All figures quoted are exclusive of VAT where applicable. *Subject to contract 5. The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.*

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