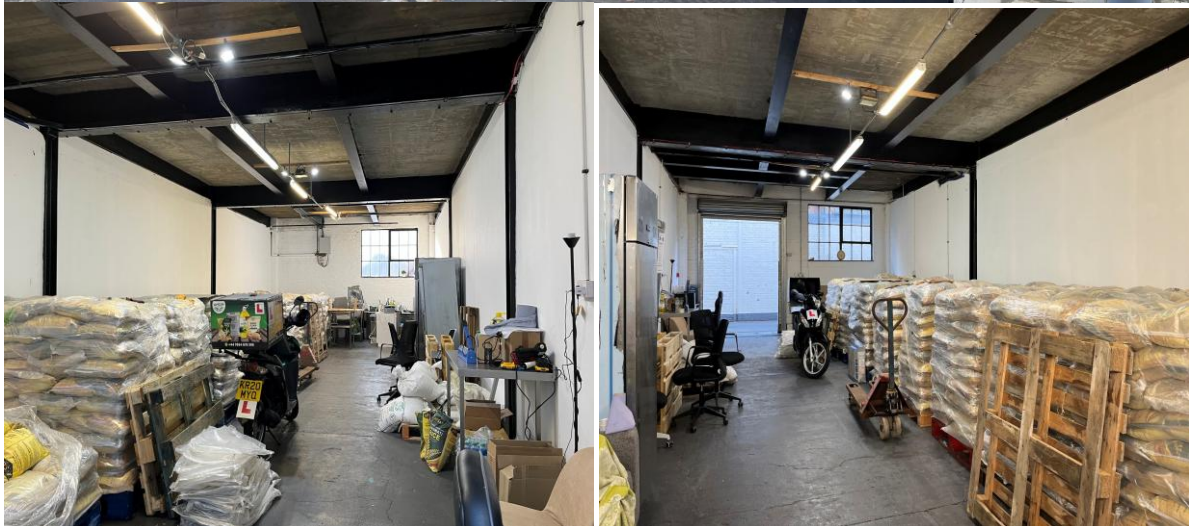


Unit 7 Sabichi Business Centre, 5 Wadsworth Road, Perivale UB6 7JD



**Leasehold Warehouse Unit To Let 1,020 sq ft (94.76 sqm)
Rent 21,600 pa + VAT 12 month Term**

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COMMERCIAL PROPERTY CONSULTANTS

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

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Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

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- (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

The warehouse unit is located within the Sabichi Business Centre in Perivale, Greenford, with access from both the Wadsworth Road and Sarsfield Road, both are off Aintree Road. The estate has excellent communication links, being just 0.3 miles drive to the junction with the A40 (M40) and the wider motorway network including the M25. Perivale underground station (Central Line) is 0.5m or a 10mt walk.

Description

The warehouse is a ground floor unit in a brick building with a flat roof, within a well-maintained secure gated estate. Entrance to the unit is just next to the parking area, via a remote electric full-size shutter from a level loading area. There is a window to the front and another to the rear, providing plenty of natural light.

The unit is open plan, entirely on the ground floor. The unit has a cemented floor, gas, water and electric supplies. There are well maintained communal male and female WCs next to it, with key fob entry. All common areas in the estate are clean and well maintained by the onsite management team.

Size

Total floor area	1,020 sq ft (94.76 sqm)
Floor to ceiling height	3.68m throughout
Shutter Dimensions	(H) 3.35m x (W) 2.00m

Rent , Rates & Other Charges

Rent is £21,600 per annum + vat. (£1,800 + vat pcm)

Rates Included in the Rent

The Rent is Inclusive of service charge and water.

It is exclusive of electric and gas, which are metered, and invoiced directly by the landlord

Tenure

12 months contract, renewable with No break

Terms

2 months deposit and 1 month advance, payable monthly in advance by DD

Parking

If available, 1 allocated space in the onsite car park at a cost.

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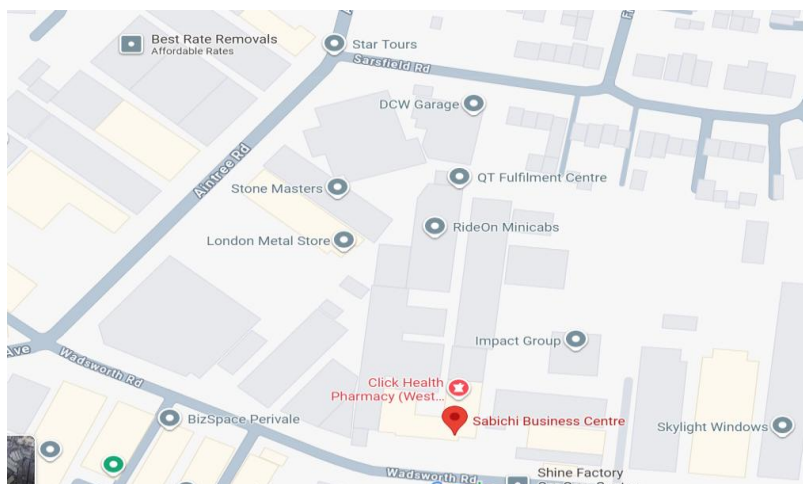
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Key Features

- Rent inclusive of business rates
- 12-month term, no long commitment
- Gas, Electric and Water supply
- Onsite gated car park
- Well maintained estate with onsite management
- Available soon
- Clear access, close to the A40 (M40)
- Easy walking distance to Perivale underground station

Available from 1 Dec 2026.

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 to arrange a viewing.



Misrepresentation Act 1967 These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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