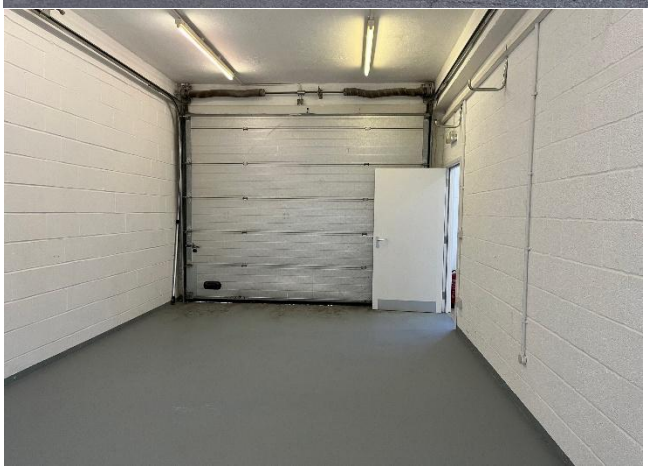
ASHTON FOX
COMMERCIAL

Unit 24, Wadsworth Business Centre
21 Wadsworth Road, Perivale, Greenford UB6 7LQ







Leasehold Warehouse/Offices To Let
1,200 sq ft (111 sqm) over 2 Floors Rent £22,500 pa excl

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, situated on Wadsworth Road, Perivale is close to the Tesco Hoover Building and has easy access to the A40 (M40), the A406 North Circular Road and the M25. The closest station Perivale (Central Line) is 0.6m or a 14 mt walk. There are also various bus routes close by within 5-10 mts walking distance.

Description:
The Warehouse / Industrial Unit is presented in excellent condition. The unit is arranged over 2 equal sized floors.
On the ground floor is an open plan warehouse for storage / light industrial use, with an up and over roller shutter, concrete floor, bars on the windows and fluorescent lighting. There is also a fitted kitchenette, toilet and under stairs storage cupboard.
The First Floor is an open plan office area, with a private cubicle with blinds and a skylight. It is carpeted with a suspended ceiling, lighting and air conditioning. There are also multiple storage cupboards for filing or any other storage. .
Other features include 3 phase electric, water and capped gas supply.
The Business Park has wide, open access even for large container deliveries with clear bays for loading/unloading directly at the unit.

Size
Approximate measurements are
Total size – 1,200 sq ft (111.48 sqm) The ground floor and first floor are equal in size.
Floor to ceiling Height – GF 3.2m; FF 2.6m
Shutter dimensions – H 2.6m x W3.3M

Rent:
£22,500 pa + VAT exclusive

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Rates:

The current Rateable Value is £25,250 (from 1 Apr 2026 to present) The Rates payable would be £10,908 approximately. This is for guidance purposes only. Interested parties are advised to rely on their own enquiries from the local council, London Borough of Ealing.

CEPC:

The Commercial Energy Performance Rating is 39B (26-50) valid until 29 June 2033

Parking:

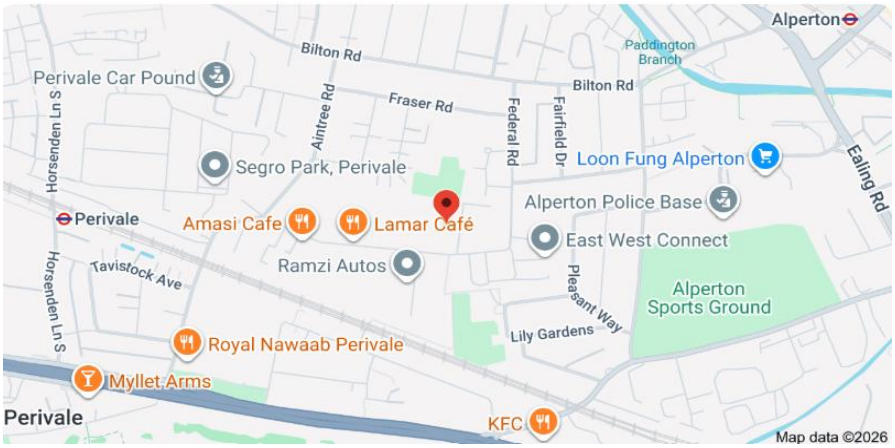
Forecourt parking for 2-3 Cars included.

Terms & Tenure:

Leasehold. Available by way of a New full repairing and insuring Lease, on terms to be agreed.

Availability & Viewing:

Available immediately. Viewing is by appointment only through ASHTON FOX COMMERCIAL. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk



Please Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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