

To Let

Rare Opportunity to Occupy Warehouse Premises in Southall with 24/7 Security and Large Shared Yard at a Competitive Rent of £18.50psf

- 5m - 7m Eaves
- 1 x Loading Door
- Large Shared Yard
- Secure Estate 24/7 Access & Use
- On Well Established Industrial Trade Park
- In close proximity to A4020 Uxbridge Road, M4 and A40

Unit 2B Enterprise Trading Estate

Collette Way, Southall, UB2 4SD

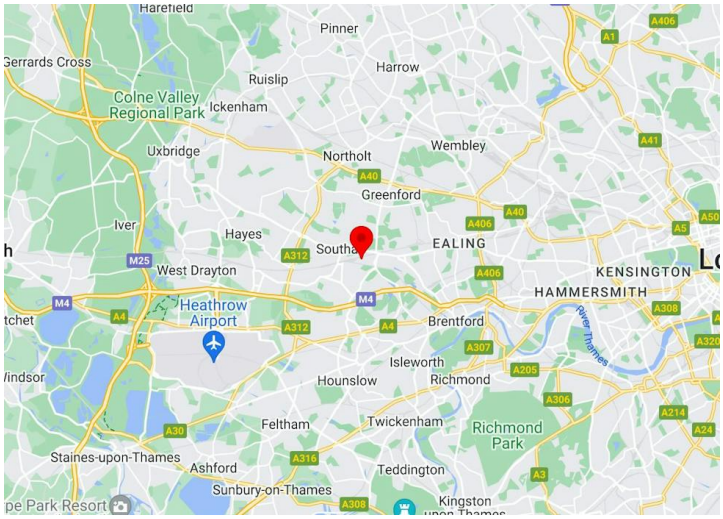
6,764 sq ft

628.40 sq m

Reference: #197288

Unit 2B Enterprise Trading Estate

Collette Way, Southall, UB2 4SD





Summary

Available Size	6,764 sq ft / 628.40 sq m
EPC	C (63)

Location

Enterprise Trading Estate is located on the border of Southall, Greenford and Hanwell in Zone 4 West London. Forming part of the wider and well established Great Western Industrial Park the estate is well connected by road with the A4020 Uxbridge Road located a short distance to the north, providing access to the A40 via A4127 Greenford Road at Greenford roundabout. The A4020 Uxbridge Road also provides access via Southall to the A312 and M4 J3 and Southall Cross Rail Elizabeth Line Station is located just 2.3 miles to the West.

Occupiers nearby include Screwfix, Howdens, Selco, DPD, Abellio, Rapid Logistics and Noon.

Description

Unit 2B comprises a steel portal framed warehouse benefitting from a reinforced concrete floor, 3 phase power, gas supply, 1 x loading doors and 5m – 7m Eaves. To the front is a two storey office block with WC. The unit also benefits from a large parking and loading area.

Accommodation

Comprising the following GIA Gross External Floor Areas

Description	sq ft	sq m
Warehouse	6,764	628.40
Total	**6,764**	**628.40**

Specification

- 5m - 7m Eaves
- 1 x Loading Door
- Two Storey Offices
- Warehouse Lighting
- WC
- Allocated Parking
- Large Shared Yard
- 24/7 Security, Access & Use

Terms

Available by way of a Sublease on terms to be agreed.

Viewings

Strictly via the Sole Agents JLL, see contact details below.

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