TELSAR.com

FOR SALE



Unit 7, Endsleigh Industrial Estate

Endsleigh Road, Southall, UB2 5QR

Industrial / Warehouse Unit

2,486 sq ft

(230.96 sq m)

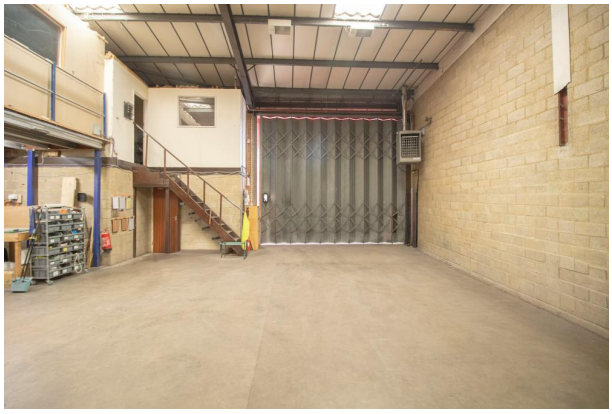
- Max height of 6.43m
- Dedicated loading bay
- Concertina loading door (w: 5m x h: 5.54m)
- Allocated parking spaces
- Power & gas
- Ancillary office accommodation
- Close proximity to M4 & M25
- Close proximity to Heathrow Airport

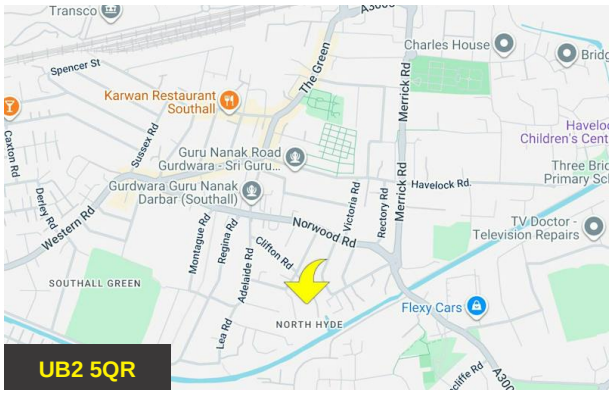
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Summary

Available Size	2,486 sq ft
Price	£800,000
Business Rates	Interested parties are advised to contact London Borough of Ealing
Service Charge	Approx. £395.88 per quarter plus VAT
VAT	We have been advised VAT is not applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

Endsleigh Industrial Estate is a well-established industrial estate. Southall is situated mid-way between the M4 (junction 3) motorway and the A40 Western Avenue to the north and is in close proximity to the A312 Hayes By Pass. The unit is also within close proximity to the vibrant town centre of Southall and mainline railway station which leads directly into London Paddington and connecting the wider underground network.

Description

The premises comprise of a mid-terrace industrial / warehouse unit, primarily of brick and block construction with profile metal cladding to a steel portal frame under a pitched roof. Access to the warehouse is via a concertina loading door serviced via a dedicated loading bay with allocated car parking spaces. The warehouse area is of a clear open-plan configuration benefiting from power, gas and a clear eaves height of 6.4m.

Tenure

Virtual Freehold - The premises are held under the terms of a long lease dated from 15th October 2010 for a term of 125 years (110 years remaining) subject to a peppercorn rent if demanded.

Accommodation

All measurements are approximate and on a gross internal basis (GIA).

Description	sq ft	sq m
Warehouse	2,160	200.67
Ground Floor Office	163	15.14
First Floor Office	163	15.14
TOTAL	2,486	230.96
Mezzanine	1,234	114.64

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information



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