TELSAR.com

FOR SALE

Unit 15 Belvue Business Centre

Belvue Road, Northolt, UB5 5QQ

Modern Business Unit

3,300 sq ft

(306.58 sq m)

- Full vacant possession
- Allocated car parking
- Roller shutter door
- Loading bay
- 3 Phase power
- 2x WC's
- First floor storage / office accommodation
- Walking distance to Northolt Underground UG Station
- Close proximity to A40

Unit 15 Belvue Business Centre, Belvue Road, Northolt, UB5 5QQ

Summary

Available Size	3,300 sq ft
Price	£950,000
Business Rates	Interested parties are advised to contact the Ealing local rating authority to obtain this figure
Service Charge	Approx. £2,239 per annum plus VAT
VAT	VAT is payable if applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A business unit comprising of part warehouse and part office accommodation, constructed of steel portal frame, the building has been coated with profile metal cladding under a pitched roof. The open plan ground floor warehouse can be accessed via a shutter door, with ancillary storage / office accommodation located to the first floor. To the exterior, the building has dedicated parking and loading areas.

Location

The property is located within Belvue Business Centre situated on the Belvue Road which is connected to the Mandeville Road A312 which has direct links onto the A40 leading into Central London and Uxbridge and also in close proximity is the M25 motorway network. Belvue Business Centre is also in close proximity to Northolt Underground station which is on the Central Line, leading into Central London and the wider underground network.

Accommodation

All measurements are based on an approximate gross internal area.

Description	sq ft	sq m
Ground Floor Warehouse	1,650	153.29
First Floor	1,650	153.29
Total	**3,300**	**306.58**

Tenure

Freehold - Vacant possession, subject to surrender of current lease

VAT

VAT is payable if applicable.

Anti-Money Laundering (AML) Requirements

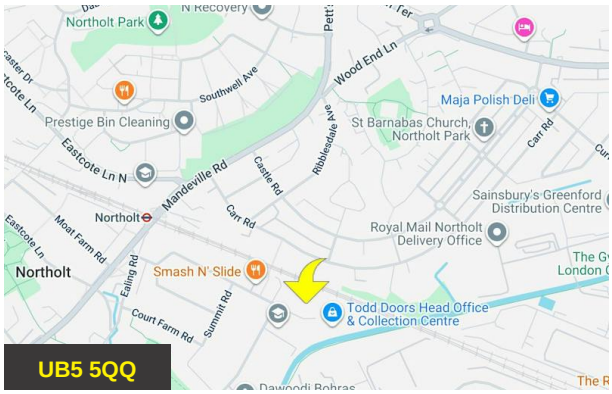
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.

Viewings

All viewings are to be accompanied by Telsar.



Viewing & Further Information

Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com

Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

Misrepresentation Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.