TELSAR.com

TO LET

Unit 19 Sheraton Business Centre

Wadsworth Road, Perivale, UB6 7JB

Warehouse / Storage Unit

4,465 sq ft

(414.81 sq m)

- Clear eaves height of 7m (rising to 8.4m)
- EPC B (33)
- Electric roller shutter door
- 3 Phase power & gas
- WC's & kitchenette
- Allocated parking
- Gas central heating & air conditioning
- Fitted office accommodation

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Summary

Available Size	4,465 sq ft
Rent	£80,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (33)

Location

Unit 19 is prominently located within the Sheraton Business Centre, situated off Wadsworth Road in the established Perivale Industrial District of West London. The area offers direct vehicular access to the A40 via Bideford Avenue, which connects to Central London to the east and to the M1, M40, M25, and M4 motorways to the west. Perivale London Underground Station (Central Line) lies approximately 0.5 miles from the premises, enhancing public transport connectivity.

Description

The property comprises a modern steel portal frame mid-terraced warehouse/storage unit with a high-quality specification constructed in 2018. Constructed with part brick and part profile sheet metal elevations beneath a pitched roof, the warehouse benefits from a minimum clear eaves height of 7m rising to 8.4m at the apex. Access is provided via a full height electric roller shutter loading door. The unit includes ancillary offices on both ground and first floor levels. Externally, the property benefits from a dedicated loading bay and four demised parking spaces.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	3,181	295.52
Ground Floor Office	642	59.64
First Floor Office	642	59.64
Total	**4,465**	**414.80**

VAT

All prices are subject to VAT.

Disclaimer

None of the amenities have been tested 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

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