TELSAR.com

**FOR SALE**

# 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

# Unit 19 Sheraton Business Centre, Wadsworth Road, Perivale, UB6 7JB

## Summary

| | |
|---|---|
| **Available Size** | 4,465 sq ft |
| **Price** | £1,400,000 |
| **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

Freehold

## Accommodation

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

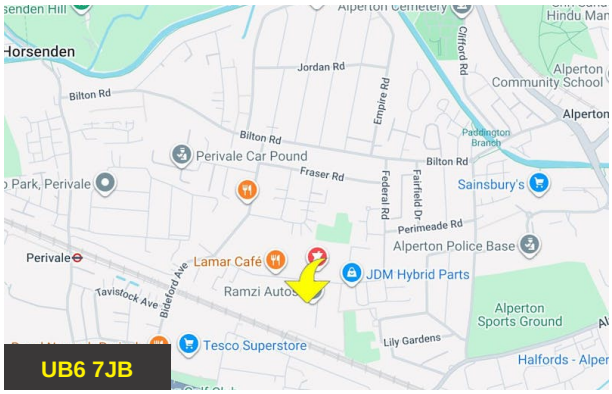
| Description | sq ft | sq m |
|---|---|---|
| Ground Floor Warehouse | 3,181 | 295.52 |
| Ground Floor Office | 642 | 59.64 |
| First Floor Office | 642 | 59.64 |
| **Total** | **4,465** | **414.80** |

## 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



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.