TELSAR.com

TO LET

Unit 18, Wadsworth Business Centre

Wadsworth Road, Perivale, UB6 7LQ

Two Storey Business Unit

1,210 sq ft

(112.41 sq m)

- Clear eaves height 2.85m
- Up and over loading door
- Dedicated parking & loading bay
- 3 Phase power & gas
- W/C & Kitchenette
- Office accommodation
- Direct access to the A40 & A406
- Walking distance to Perivale UG Station (Central Line)

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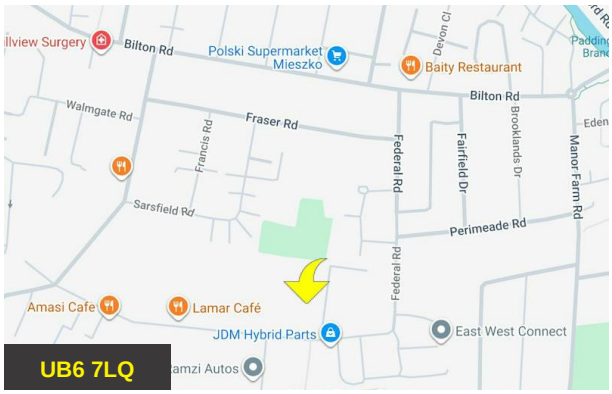
Summary

Available Size	1,210 sq ft
Rent	£22,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Service Charge	Approx. £442 per annum
VAT	We have been advised VAT is not applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Location

The property is situated on the well-known Wadsworth Business Centre located on Wadsworth Road within Perivale Industrial District, which has excellent access to the A40 via Bideford Avenue which provides a direct route into Central London and to the wider motorway networks to include the M1, M40, M25 and M4. Both Perivale (Central Line) and Alperton (Piccadilly Line) Underground Stations are within walking distance while the area is well serviced by various bus routes.

Description

The premises comprise a two-storey business unit which benefits from a secure open-plan ground floor warehouse area, fitted first floor office accommodation and WC & kitchenette facilities. Access is granted via an up and over loading door serviced by a dedicated loading bay. The unit further benefits from allocated car parking spaces to the front elevation of the unit, three phase power and a gas supply.

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 (GIA).

Description	sq ft	sq m
Ground Floor Warehouse	605	56.21
First Floor Office	605	56.21
TOTAL	1,210	112.41
Second Floor Storage	300	27.87

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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