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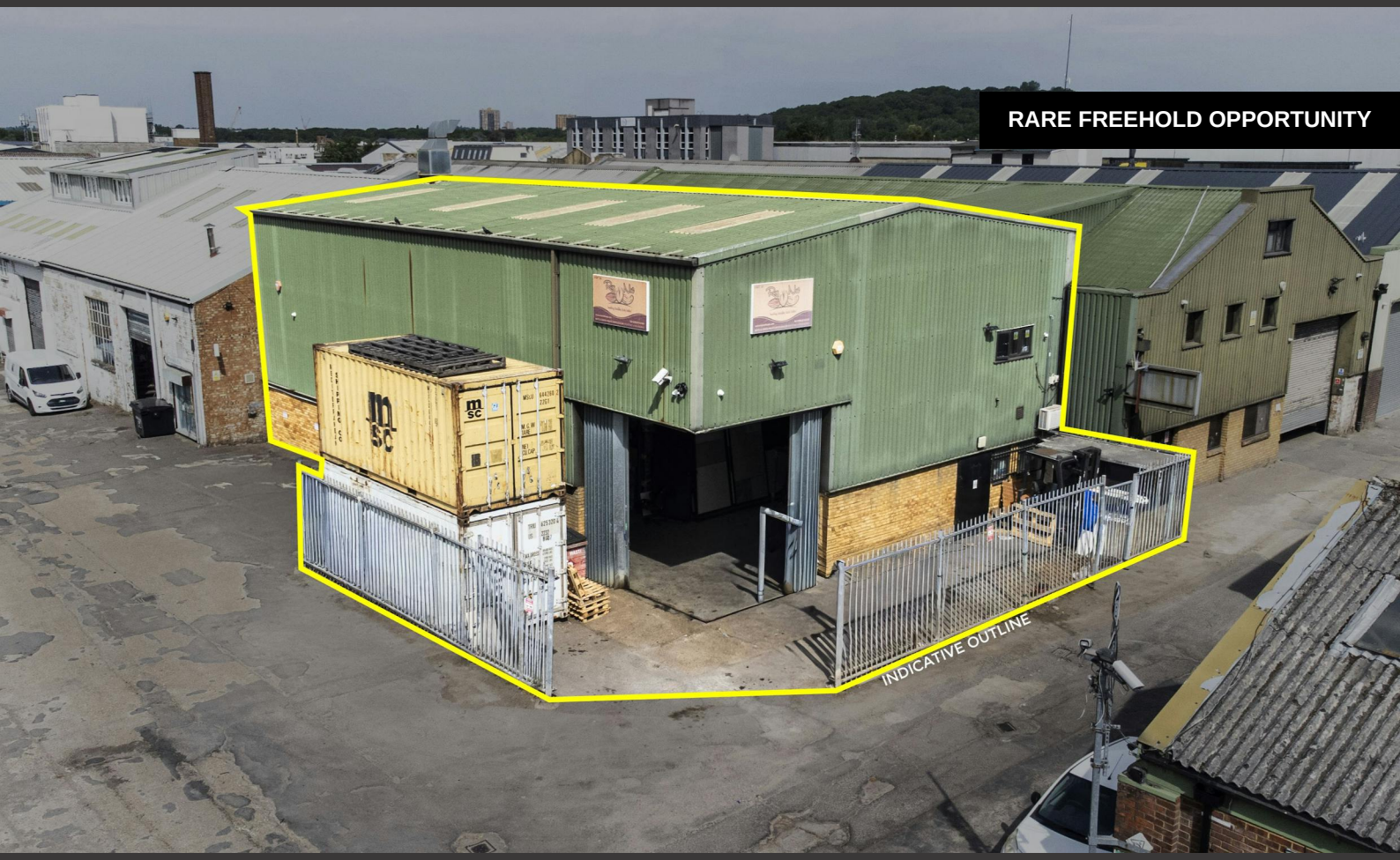
# FOR SALE




## Unit 38, Silicon Business Centre

26 Wadsworth Road, Perivale, UB6 7JZ

### High Bay Industrial / Warehouse Unit

## 2,913 sq ft

(270.63 sq m)

- Minimum eaves 6.87m rising to 8.21m
- Concertina loading doors
- 3 phase power & gas
- Secure palisade fencing around perimeter
- Translucent roof panels
- WCs & Kitchenette
- Close proximity to A40 & A406
- Walking distance to Perivale & Alperton UG Station

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## Summary

| | |
|---|---|
| **Available Size** | 2,913 sq ft |
| **Price** | £825,000 |
| **Business Rates** | Interested parties are advised to contact the London Borough of Ealing to obtain this figure. |
| **Service Charge** | N/A |
| **VAT** | Not applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | C (57) |

## Location

The property is situated on the well known Silicon Business Centre located on Wadsworth Road 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 property comprises a self-contained steel portal frame industrial unit, primarily of brick and block construction over clad with profile metal cladding to a pitched roof. Benefits include secured palisade fencing around the perimeter of the site, 3 phase power, gas and a max height of 8.21m.

## Tenure

Freehold.

## Accommodation

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

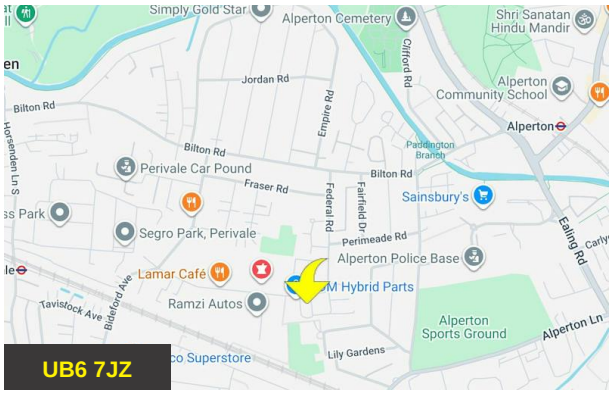
| Description | sq ft | sq m |
|---|---|---|
| Ground Floor Warehouse | 2,711 | 251.86 |
| First Floor Office | 202 | 18.77 |
| **Total** | **2,913** | **270.63** |

## 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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