TELSAR.com

TO LET



8 North Road

Southall, UB1 2JH

Warehouse / Industrial Unit

2,892 sq ft

(268.68 sq m)

- Min eaves height of 3.36m rising to 5.52m
- Electric roller shutter
- Allocated parking spaces
- LED lighting
- 3 Phase power
- Concrete floor
- WC's & kitchenette
- Close proximity to M4 & A40
- Walking distance to Southall Station (Elizabeth Line)

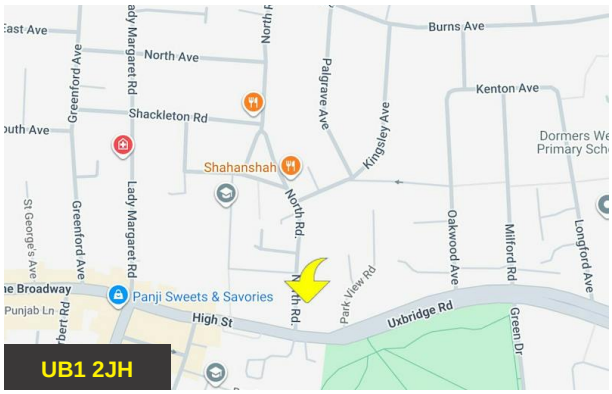
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Summary

Available Size	2,892 sq ft
Rent	£63,700 per annum
Business Rates	Interested parties are advised to contact the local Council
Service Charge	TBC
VAT	All prices are subject to VAT
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

The property is situated on North End Road in Southall, within the London Borough of Ealing. The location benefits from excellent transport connectivity, with convenient access to the A312 Hayes Bypass, the A40 Western Avenue and the wider motorway network, including the M4 and M25. Southall and Hayes & Harlington stations are both within easy reach, providing regular rail services into Central London and surrounding areas.

Description

The premises comprise a warehouse unit of steel portal frame construction with brick elevations to a pitched roof. Access to the warehouse is gained via an electric loading door serviced by a dedicated loading bay, with parking situated to the front. The warehouse area is of a clear open-plan configuration benefitting from 3 phase power, LED lights and WC/kitchenette facilities.

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
Warehouse	2,892	268.68
Total	**2,892**	**268.68**

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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