



Perivale Park

UNIT 2 TO LET

Perivale Park Industrial Estate
Horsenden Lane South, Perivale, UB6 7RL

33,446 sq ft (3,107 sq m)

RVW
ROBERTS VAIN WILSHAW

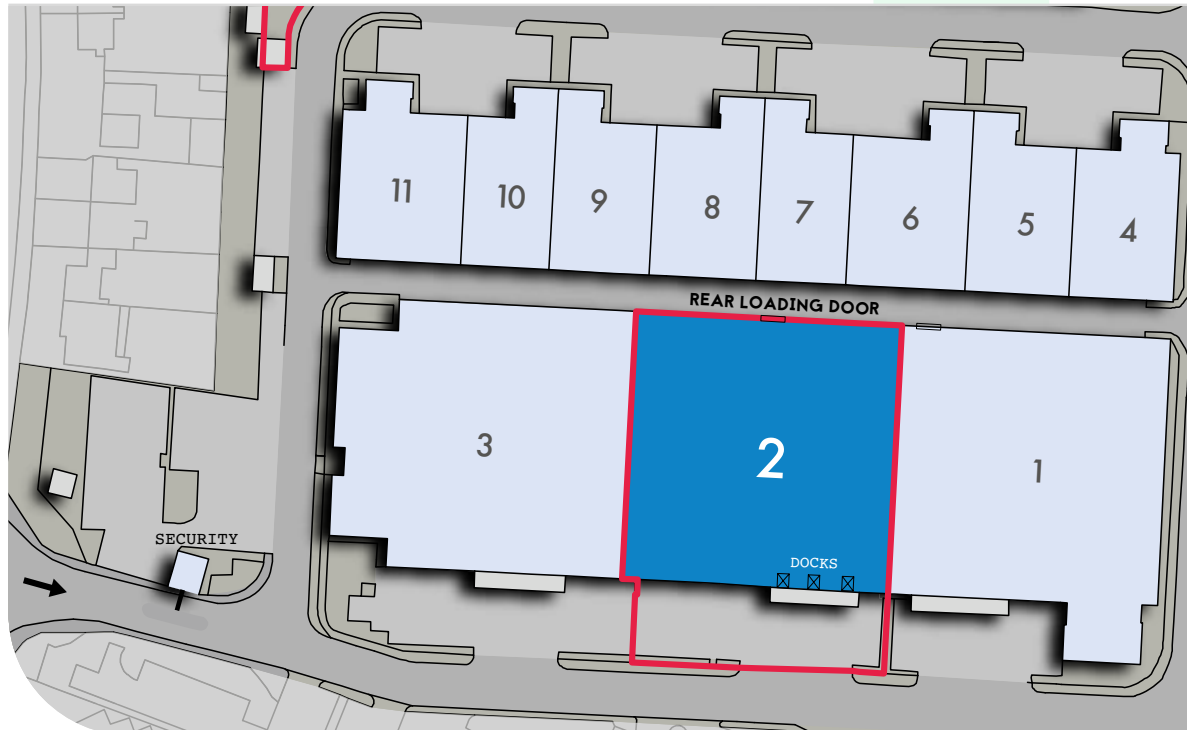
DESCRIPTION

UNIT 2 COMPRISES A MID TERRACE WAREHOUSE / INDUSTRIAL UNIT OF PORTAL FRAME CONSTRUCTION WITH BLOCKWORK ELEVATIONS THROUGHOUT. THE UNIT WAS EXTENSIVELY REFURBISHED BOTH INTERNALLY AND EXTERNALLY IN 2018 TO PROVIDE HIGH QUALITY INDUSTRIAL ACCOMMODATION IN A WELL-CONNECTED KEY A40 LOCATION PROVIDING 33,446 SQ FT.

The warehouse accommodation provides high bay sodium lighting throughout, 6 metre eaves height rising to 8.6 metres at the apex, 3 dock level loading doors and a single rear access loading door.

The office accommodation in Unit 2 benefits from a glazed entrance canopy providing an impressive HQ entrance to the building. The office accommodation benefits from LED lighting, air conditioning, solid floors, perimeter trunking and WC/shower facilities.

Externally the unit has generous parking and loading facilities and is within 1 minute's walk of Perivale London Underground Station (Central Line).



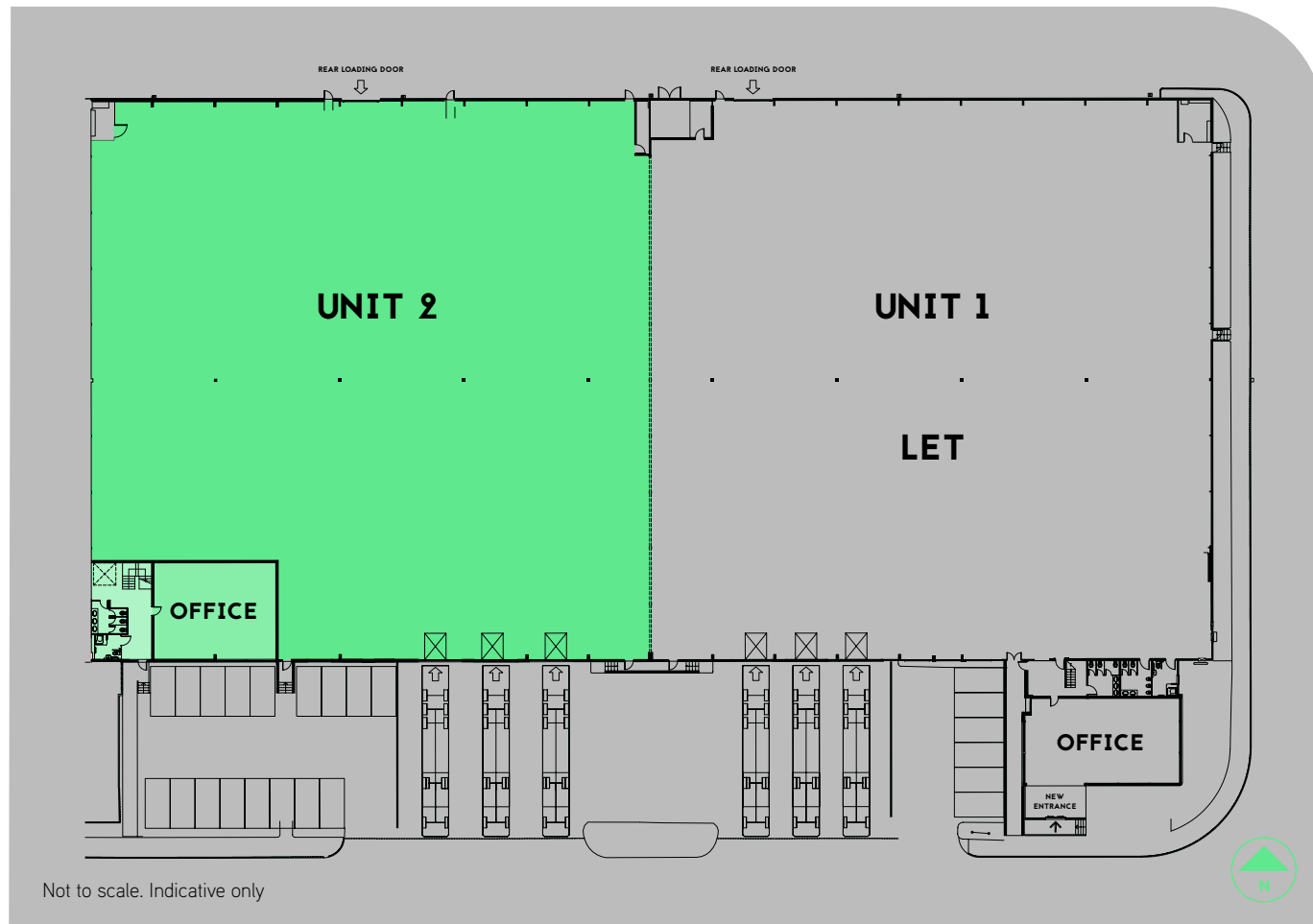
ACCOMMODATION

(all areas are approximate and measured on a gross external basis)

UNIT 2	SQ FT	SQ M
Warehouse	29,726	2,761.60
Ground Floor Office	1,860	172.80
First Floor Office	1,860	172.80
Total (GEA)	33,446	3,107.20

KEY BENEFITS

- High quality offices
- 3 dock levellers
- 1 level rear access door
- 6 metres eaves rising to 8.6 metres at the apex
- 24/7 on site security
- Retail amenities close by
- One minute from Perivale Underground Station



TERMS

The property is held by way of a 10 year lease expiring on 17th February 2030. There is a Tenant only break clause on the 18th February 2025. The passing rent is £418,075 PAX (£12.50 per sq ft). The lease is available for assignment. Alternatively a new lease may be available from the Landlord, subject to covenant and agreement of terms.

EPC

Rating C

RATES

Interested parties are advised to make their own enquiries of Ealing Borough Council.

SPECIFICATION

ON SITE AMENITIES

- 24/7 Security on site

WITHIN WALKING DISTANCE

- 24/7 TESCO
- Perivale underground
- Parkland for staff

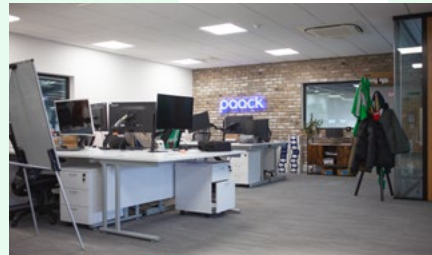


LOCATION

PERIVALE PARK IS LOCATED OFF HORSENDEN LANE SOUTH, WITHIN HALF A MILE OF THE A40 (WESTERN AVENUE), WHICH CONNECTS TO JUNCTION 16 OF THE M25 IN THE WEST AND CENTRAL LONDON IN THE EAST. THE PARK IS IDEALLY SITUATED FOR ACCESS TO THE WEST END/CITY AND THE NATIONAL MOTORWAY NETWORK.

Perivale Underground Station is one minute walk away providing Central Line services into Central London.

A large Tesco superstore open until midnight each night is within a five minute walk away offering a number of retail amenities to include a restaurant, chemist and petrol station.



ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

VIEWING

Strictly by appointment through the joint agents:

Joseph Wilshaw

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07917 647 213

David Theobald

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