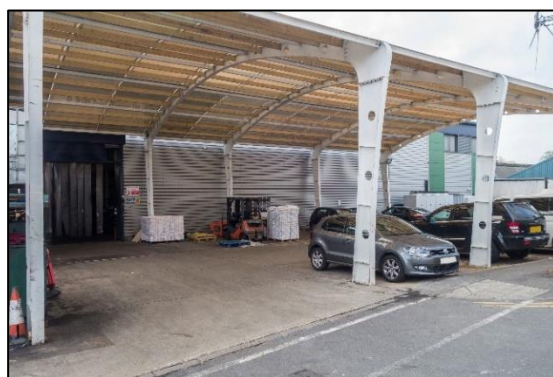




**FOR SALE**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**RARE FREEHOLD OPPORTUNITY**  
16,744 SQ FT (1,555.57 SQ M)

**10D Beaver Industrial Park, Brent Road, Southall, UB2 5FB**

- Parking/loading canopy
- Mezzanine floor
- Maximum eaves height 9.4m
- Ground and first floor offices





## LOCATION

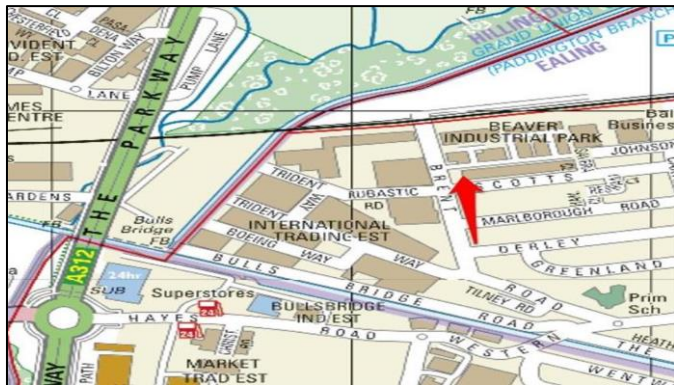
The premises are located in a prime West London area, just North of the M4 and East of the M25. Accessed via Brent Road, the unit benefits from excellent connections: Southall railway station, Hounslow West tube station (Piccadilly Line) and Hayes & Harlington main line station with services to London Paddington (18 minutes) are all within close proximity. The unit is also ideally located close to Western International Market.

The Unit is within close proximity to the vibrant town centre of Southall and Southall mainline station. Southall mainline station will be one of the main stations on the new Elizabeth Line. From December 2019, when the full route opens, up to ten Elizabeth line services an hour in each direction will serve Southall, making it quicker and easier to get to destinations across London and Berkshire.

## TRAVEL DISTANCES

M4 Junction 3	0.9 miles
Southall Railway Station	1.3 miles
Hayes & Harlington Station:	1.9 miles
Hounslow West Tube Station	2.1 miles
Heathrow Airport	3.2 miles
M25 Junction 15	4.5 miles
A40	5.9 miles
Central London:	14.8 miles

SOURCE: GOOGLE MAPS



SAT NAV REF: UB2 5FB

## DESCRIPTION

The premises comprise a modern warehouse/storage unit of steel portal frame construction with profile sheet metal clad elevations to a pitched roof. Clear open plan warehousing is arranged over the ground floor and ancillary office accommodation is available to the first floor level. The unit benefits from a mezzanine floor, parking canopy, 3 phase electric and full height electrically operated loading door.

## AMENITIES

### WAREHOUSE

- Maximum eaves height 9.4m
- Translucent roof panels
- Sodium and tube lighting\*
- Concrete floor
- WC's
- 3 phase electric\*
- Electric loading door\*
- Covered loading bay
- Canopy
- Gas
- Mezzanine floor

### GROUND & FIRST FLOOR OFFICES

- Open planned and cellular offices
- Suspended ceiling
- Tiled
- Air conditioning in part\*
- Door entry system
- WC's

## ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	14,075	1,307.61
First floor offices	2,669	247.96
<b>TOTAL</b>	<b>16,744</b>	<b>1,555.57</b>
Mezzanine floor	8,869	823.96

All measurements are based on an approximate gross external area

## TENURE

Freehold

## PRICING

Freehold Price

Price on application

All prices are subject to VAT

## BUSINESS RATES

Interested parties are advised to contact Ealing council to confirm this figure.

## LEGAL COSTS

Each party to bear their own respective legal costs in relation to this transaction.

## VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

**Bal Panesar**

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**TELSAR LTD**

**BROOK HOUSE**

**54A COWLEY MILL ROAD**

**UXBRIDGE**

**MIDDLESEX**

**UB8 2QE**

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**F: 01895 200447**

Or visit our website [www.telsar.com](http://www.telsar.com) and enter the Property ID 28955 into our property search.

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